

## **APPENDIX C**

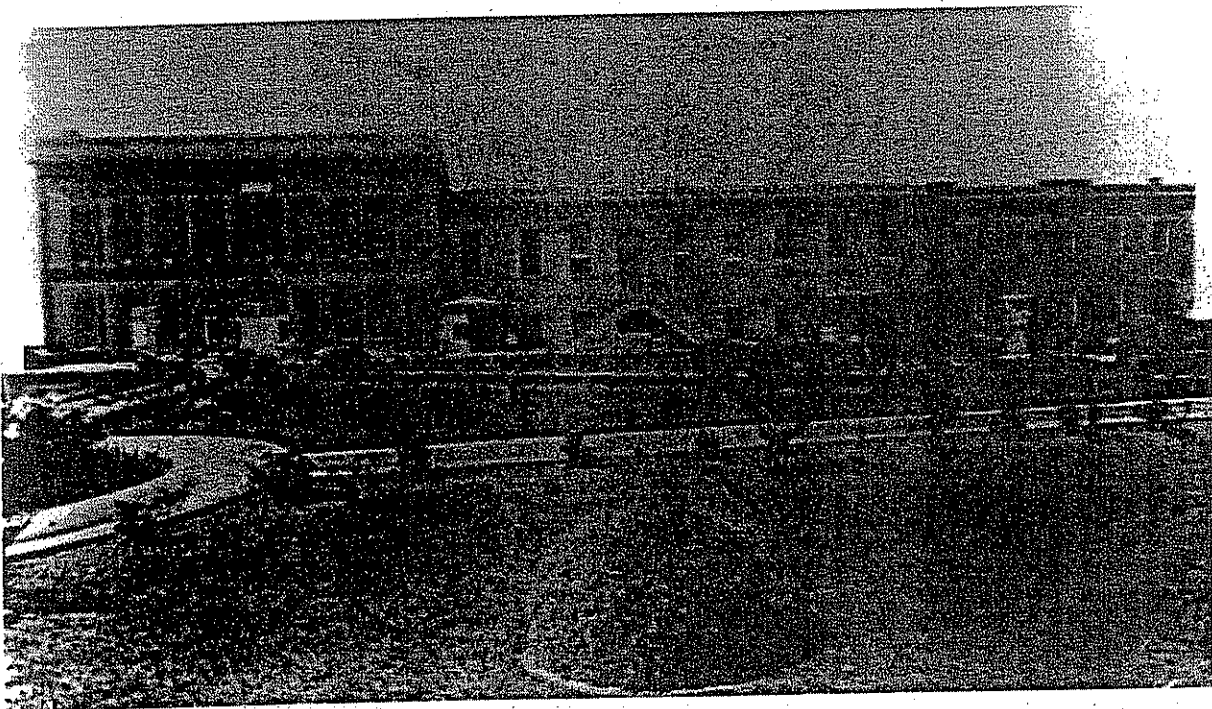
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### Historic Structures Report

*Historic Structures Report*  
DRAFT

BUILDING 22  
San Quentin State Prison  
San Quentin, California

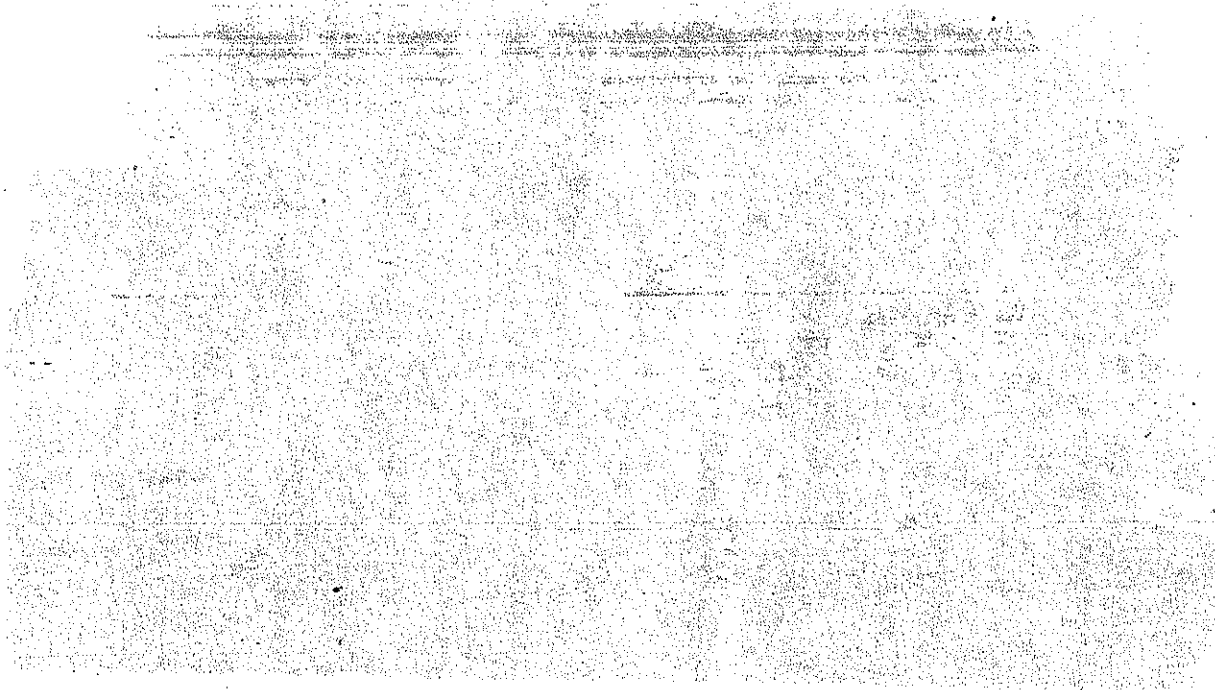
*June 24, 2002*



*Prepared for*  
California Department of General Services



CAREY & CO. INC.  
ARCHITECTURE



SECRET

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*Prepared for the*  
California Department of General Services

*Prepared by*  
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1940-1941

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**BUILDING 22**  
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# INTRODUCTION

## PURPOSE

This historic structure report is intended to provide the State of California with a guide for the future rehabilitation and maintenance of Building 22, San Quentin Prison.

The following are included in this report:

- A General History of Building 22, including a Chronology of Construction, and Period of Significance
- Exterior and Interior Descriptions
- Floor plans to assist in understanding the structure
- General Conditions and Recommendations for the maintenance of the structure
- Code Evaluation (included as an appendix)
- Photographs (to be included in the final report)
- Bibliography (to be included in the final report)

## METHODOLOGY

Carey & Co. reviewed background information provided by the San Quentin Museum Association, and conducted research at the Marin County Civic Center Library, California History Room, and the Marin History Museum. The California State Archives and the Plan Room at the Office of the State Architect were contacted to determine the availability of historic drawings of Building 22. Hisashi Bill Sugaya, Kimberly Butt and Connor Turnbull of Carey & Co. conducted an initial site visit on May 14, 2002. Subsequent site visits were conducted by Kimberly Butt and Connor Turnbull on May 29, 2002 and June 4, 2002.

## EVALUATION SYSTEM

In evaluating Building 22, Carey & Co. used a four-tiered historic value rating system. Historic value entails a professional judgment of the historic importance of each component based upon research of historic documents and on-site observation. The ratings are as follows:

*Very Significant:* The space or components are central to the building's architectural and historic character.

*Significant:* The space or components are associated with the qualities that make the building historically important. They make a major contribution to the structure's historic character.

*Contributing:* The space or components may not be extraordinarily important as isolated elements but contain sufficient historic character to play a role in the overall significance of the structure.

*Non-contributing:* The space or components are not historic, or are historic but have been substantially modified. Little or no historic character remains.



## BACKGROUND

### SUMMARY HISTORY

*Building 22 at San Quentin Prison is an amalgam of five buildings whose years of construction span the early history of the prison. From the first hospital building to the final library building, the structure as whole is a cross-section of the physical and social history of San Quentin.*

#### *Punta de Quentin*

The land area where San Quentin prison stands was originally named after an American Indian named Quentin, or Quintin, who fought the Spanish incursions into his native lands. He was captured by Spanish soldiers in this area near Mission San Rafael. After his release he worked for General Vallejo and was an invaluable ally in Indian affairs. The peninsula that currently bears his name was misnamed San Quentin by the Americans, according to Vallejo, because of the misconception that all Spanish names start with "San." The area has been known as Point San Quentin ever since.<sup>1</sup>

After the independence of Mexico from Spain, the lands around Mission San Rafael were parceled out as land grants by the new Mexican governors. The Punta de Quentin land grant encompassed the entire peninsula, inclusive of the adjacent marshes and valley stretching in the direction of Mount Tamalpais. Governor Alvarado granted the land to Juan B. Cooper in 1840. Cooper controlled the land for six years and ran a small logging venture there. However, the creation of the State of California in 1847 and the concurrent Gold Rush changed the entire organization of land ownership in California, including Punta de Quentin.<sup>2</sup>

#### *The First Prison 1849-1852*

California was proclaimed United States Territory on July 7, 1847 and, soon after, gold was found near Sacramento. The Gold Rush incited a period of general lawlessness in the Bay Area that gave birth to the first prison in California - a whaling ship named Euphemia that was converted into a prison ship in 1849. The ship quickly filled with convicts and the State was forced to consider alternative means of incarceration, as well as means to clothe and feed large numbers of inmates. In 1850, six County Jails became State Prisons but they were soon overwhelmed by the many male and female convicts of the era. As an economic solution, two politicians, John Madison Estell and General Vallejo, proposed the use of convict labor for public works and the lease of state prisons to private enterprises. In April 1851, the following Act was passed which stated:

"M.C. Vallejo and James M. Estell are hereby made the lessees of the prison, prison grounds of the State and of all prisoners who are now in custody under sentence of imprisonment in the State prison, and of all persons hereafter convicted in this State, who may be sentenced in the State Prison, by sentence of a competent court, or commutation by the Governor, during their terms of imprisonment, for the time and on conditions hereafter provided."<sup>3</sup>

The terms defined that for ten years the men could use convict labor in exchange for guarding, housing and feeding the incarcerated men and women; housing included both temporary shelters and prison ships. Just after the Act was passed, Vallejo, disappointed by the rejection of his town for a State capital, removed himself from the lease. Estell turned to the Sheriff of San Francisco, Jack Hayes and his Deputy, John Caperton as partners in the venture. Hayes provided Estell with a prison ship, similar to

the Euphemi, which became the first prison structure of San Quentin prison. Hayes purchased the "Waban" for \$850 and the ship began service near Angel Island - where convicts quarried rock. Guard and food costs soon overwhelmed the operation. Hayes and Caperton were forced to quit after Estell could not repay their \$11,000 loss.<sup>4</sup> Subsequently, Estell became sole operator of the prison system. State Commission set out to look for a permanent prison site.

On July 7, 1852 the owner of Point San Quentin, Benjamin R. Buckelew sold 20 acres to the State for \$10,000.<sup>5</sup> The choice depended on the site's proximity to the San Francisco Bay, natural topographic enclosure, abundant water and wood, as well as stone quarries and clay for brick making.<sup>6</sup> The prison ship Waban was transferred to its new site and anchored near the shores of Point San Quentin.<sup>7</sup> The prison, at first named Corte Madera Prison, soon became the State Prison at San Quentin.

### *Early Days at the State Prison at San Quentin 1852-1861*

Until the Old Spanish Prison or the "Stones", the earliest cell block, was completed in 1854 the prisoners lived aboard the Waban at night and built the prison by day. Estell, the prisoner director and the contractor for the earliest prison buildings at San Quentin, oversaw the concurrent construction of the first portion of Building 22, the subject of this report, containing a 41' general kitchen, 134' convict dining hall, a 19' tailor shop, 34' county jail (the Dungeon), and 17' room for female prisoners.<sup>8</sup> By 1860, two additional two-story brick building with prisoners' cells, a two-story brick building for officers and guards, a hospital, a one-story manufacturing building, and the brick main prison entrance were added to the group. The bricks for the buildings came from the local brickyard and were manufactured by the intimates. It is important to note that the initial physical development of the prison came about in spite of the constant turnover in its administration.

Between the years 1854 and 1861, command of the prison transferred several times between Estell, his appointee McCauley, and the State. Estell's administration primarily attempted to profit from convict labor and the availability of quarry and brick making materials for resale. As a result, the administration paid little attention to convict reform or inmates basic needs and rather on maximum production. Many convicts attempted or achieved escape from the prison. Consequently, the State created the first Board of Prison Directors on May 7, 1855 and negotiated with Estell for control of the prison. After the transfer, the Board discovered that it could not maintain low costs which prompted the State to return management to Estell; who subsequently transferred the lease to his colleague, John F. McCauley, on May 14, 1857.<sup>9</sup> Like Estell before him, McCauley ran the prison for profit alone. Under his care the prisoners were poorly fed and clothed, overworked and lived in overcrowded conditions. Reports of the prisoners' lifestyle, including the lax security system and immoral conditions, prompted the Governor, John B. Weller, to repossess the prison, by force this time.

During their tenure, Weller and his warden, Joseph Walkup began construction on the hospital building and a cell building adjacent to the Stones to alleviate the overcrowding. Weller's tenure and the promise of some improvement at the prison was temporary. By 1859, McCauley, through various legal maneuvering, managed to regain control of his claim. However, McCauley's return was brief but during this period prison life at San Quentin was at its most depraved and caused local newspapers and interested parties to protest. Consequently, the State set up a commission to offer terms to McCauley. He accepted the State's offer of a \$275,000 settlement to quit the claim.<sup>10</sup> Control of San Quentin prison remained under the State's control from this point forward.

### *State Control and Prison Development 1861-1940*

The end of the McCauley and Estell era also marked a shift in behavior toward the prison system in California. The problems of the leasing years, such as overcrowding, poor diet, and constant escape attempts continued into the first years of the new regime. Efforts to control the inmates included the introduction of a striped uniform for easy prisoner identification and, in some cases, the use of a ball and chain for convicts under additional punishment. However, attitudes began to change and inmates were viewed as victims of lack of education and mental illness with some possibility for reform. Instead of the 100 lashes normally administered as punishment, prisoners were sent into solitary confinement in the Dungeon, currently at the north end of Building 22. In 1864 a "credit" law passed offering prisoners time off for good behavior and the return of the convict's civil rights upon completion of their sentence. As a method of reform, a prison school began in 1868 to teach convicts reading and writing after services in the Sunday Chapel, also part of the current Building 22. In 1893 a parole law was passed which also awarded prisoners for good behavior.

Convict labor, however, continued to fund the running of the prison. During this time it transferred from quarrying and brick making to furniture manufacturing. The major contractor was the California Furniture Company. The furniture was mass produced at San Quentin and the work was unrelenting. The State, under pressure from outside manufactures, banned convict labor from competing with civilian labor in a California Constitution modification of 1879. This ban forced San Quentin prison to find new areas of revenue besides furniture making. Consequently, prisoner labor transferred to making gravel from large quarried rocks. In addition, the purchase of fifty acres of clay ground adjacent to the extinct brick yard reinvigorated the brick making industry at San Quentin.

In 1880, as an added source of prison income and to occupy the inmates, Warden Josiah Ames decided to invest in jute sack production. The jute mill, which opened in 1882 and stood in the lower yard, was active until it burned down 1951. The jute mill was a noted building at San Quentin, not only for its size but because it became a site of conflict between the inmates and the prison administration. Another production building, was constructed concurrently adjacent to the jute mill and was demolished in 1977. This imposing brick building, named the "Sash and Blind" building, was four stories tall and contained machine, carpenter, tin, tailor and shoe shops, laundry, dorm rooms and a death chamber and execution room.<sup>11</sup> At the time of the Sash and Blind's construction, Building 22 consisted of the hospital, library, chapel and dining hall. In 1885 another building, the two story brick "New" Hospital, was added to the Building 22 group. By 1893, San Quentin contained a variety of industrial, administrative and residential structures standing within or adjacent to the large perimeter walls. The prison complex stood to the rear of a hill which partially obscured it from facing the bay side. A description of the prison in 1910 states:

"At San Quentin, on the northerly shore of San Francisco Bay, is located the larger of the two institutions, with a population approximating at present nineteen hundred inmates. The principle buildings inside the walls are the four cell houses, the old sash and blind factory, the hospital, the chapel (also used as library and school), the women's department, and the offices of those in charge of the interior of the prison. Forming part of the enclosure are the jute mill, the commissary and the officers' and guards' quarters, while lying outside the walls are the administration offices and the residences of the prison officers."<sup>12</sup>

This face of the prison would dramatically change in 1911 and become the face of contemporary San Quentin. At this time, the first of the four major cell blocks that characterize contemporary San Quentin was constructed. A new dining hall and kitchen were constructed near the new cells after a

violent riot erupted in the old dining hall, now the Receiving and Release area located in Building 22. Various utilitarian buildings, an auditorium, warden's administration building, and school house were constructed in the following decade. Between 1927 and 1934 the three remaining large cell blocks were added to the main cell block, the north dining hall were constructed. In addition, the women's department moved to a new building south of the cell block and the closest building to the bay. This building became the Neumiller hospital at San Quentin in 1934, when the female inmates at San Quentin permanently relocated to the newly constructed women's prison at Techachapi.<sup>13</sup> In the 1930s, the Education Building, the last of the buildings which comprise Building 22 was constructed with the business bureau at the top floor and classrooms below. This building, like the two previous hospitals before it was constructed on top of the original dining hall and re-used portions of this yard level structure. While its exterior transformed, inside the prison buildings, reform was less dramatically embraced until the 1940s, just prior to the appointment of Clinton Duffy, one of the most famous Wardens of San Quentin Prison.

#### *Modern San Quentin 1940 - present*

The appointment of Clinton Duffy, son of a San Quentin prison guard, was a turning point at San Quentin. The prison, having finally evolved into a complete physical complex, began to evolve socially into the system it is today. Duffy's first action was the termination of solitary confinement in the Dungeon cells under Building 22.<sup>14</sup> He removed the cells' iron gates as a symbol of a new period. Concurrently, educational and vocational programs, which existed at San Quentin, were established state-wide. Duffy attempted to implement more communication between the inmates and the administration; his tenure ended in 1951. In 1959, another symbol of the old prison system, the Stones, was completely demolished and replaced with the Adjustment Center, which treated inmates who could not function socially with their fellow inmates.

The era between the 1950s and the 1980s at San Quentin reflected the greater social change occurring outside its walls. The political fracas of the 1950s, and the racial and social tensions of the 1960s and 1970s created violent undercurrents within the prison walls. At the same time, the education program for prisoners improved and more vocational programs and incentives for prisoners were implemented along with new shops as training areas.<sup>15</sup> The population of the prison, always on the rise, became increasingly difficult to manage. In 1983, another set of buildings for medium and minimum security was constructed outside the main prison walls.

Today, San Quentin Prison is world-renowned, not only for its history as a prison system but also for its characteristic face which can be seen as one drives along Highway 101, across the Richmond Bridge or via the Larkspur ferry. Overtime, San Quentin accumulated a variety of architecture as each need arose, whether it be a cell block or a hospital. Building 22 is a cross section of that growth, from the earliest dining hall to the latest education building.<sup>16</sup>

## PERIOD OF SIGNIFICANCE

The period of significance for Building 22 at San Quentin Prison spans from 1852, the construction date of dining hall, to c. 1930, the construction date for the library building.

## CHRONOLOGY OF CONSTRUCTION

*For the purposes of this chronology, the five buildings that comprise the Building 22 complex will be referred to by their historic name in reference to the name Building 22. Sometimes of the buildings will be referred to as Buildings A; B, C, D or E; these letters were used to identify the different portions of the building for the survey and the Historic Structures Report.*

- 1852      San Quentin established at Point Quentin in Marin in July of this year. 20 acres purchased from Benjamin Buckelew for \$10, 000. James Estell, Senator for Napa, is the lessee. 16 more acres purchased from Buckelew to use as a steam brickyard.<sup>17</sup>
  
- 1853      A dining hall and kitchen are constructed by Estell while the first cell block, the "Stones" is under construction. The prisoner's are still housed in the prison ship, the Waban, docked on the shores of Point San Quentin at this time.<sup>18</sup>
  
- 1854      By this year, a building is constructed that is used as a lock-up, dungeon and a hospital with quarters for a women's prison included. This is one of the early portions of Building 22 constructed at San Quentin Prison.<sup>19</sup>
  
- 1856-57    One story manufacturing building constructed parallel to the original Building 22 dining hall.
  
- 1859      The unreinforced masonry and concrete "Old" Hospital is constructed atop the fourteen cell Dungeon (date is on the building). The building includes a hospital, library, chapel and tubercular ward.<sup>20</sup> The front stair at the south end of the building is of wood construction and descends to the south from the second floor of the building and three stairways flanked by solid concrete rails descend to the first floor. The north end of the building is entered via two doorways each with a metal latticed gate.<sup>21</sup>
  
- 1868      First prison school begins.<sup>22</sup>
  
- 1875      Manufacturing building, adjacent to Building 22, incinerated in a fire.
  
- 1877-1879    Biennial Report of the Board of Directors of the California State Prison commencing July 1<sup>st</sup> 1877 and Ending June 30<sup>th</sup>, 1879 states:  

"We have also erected a building for library, school-room, and chapel, two shop-rooms, a kitchen and dining hall, all in one, at a cost of \$10, 412.92. The part of the building used as a dining room is about three hundred feet long, forty feet wide, and one story high. The other part of the building used for a kitchen, shop-rooms, chapel, library and school-room is eighty feet long, forty feet wide, and three stories high."<sup>23</sup>
  
- 1882      Sash and Blind building is constructed parallel to Building 22 to the west on the site of

the original one story manufacturing building. The Jute Mill is constructed to the west of the Sash and Blind as well.<sup>24</sup>

- 1885 "New" Hospital is constructed of local brick. The unreinforced masonry building is constructed on top of the old dining hall with its entrance at the road level. The main entry and an adjacent doorway have latticed metal gates while a third opening, at the northernmost opening in the building remains ungated.<sup>25</sup>
- c. 1890 Building 22 consists of the Tuberculosis ward in the north section with library and auditorium in the south section of the "Old" Hospital. A stair passage divides the "Old" Hospital from the neighboring "New" Hospital and the remainder of the building contains the mess hall.<sup>26</sup>
- 1893 Prison School is abandoned.<sup>27</sup>
- 1906 Prison School is revived.<sup>28</sup>
- 1910 Views of San Quentin by Warden John Hoyle show that the second floor south stair of the "Old" Hospital is a splayed wooden stair with turned rail banister supported on wood posts. An entry pavilion stands over the southernmost passage entry. The "New" Hospital reveals exposed brick with pronounced mortar joints at all door and window openings and at the cornice line. The remainder of the building is cement plaster clad scored to imitate ashlar.<sup>29</sup>
- The hilltop south of the "Old" Hospital is razed and a new cell block is constructed on that site.
- 1911 A "bloody riot" occurs in the old dining hall prompted the construction of the new dining hall adjacent to the new cell block to the south.<sup>30</sup>
- 1913 The second floor south room of the "New" Hospital features wood flooring, plaster wall cladding, plain wood window surrounds. The room is open with beds arranged at each wall and a metal pot belly stove at the center for heating. The windows have metal grilles over them.<sup>31</sup>
- 1914 Drawings for a new tubercular ward show the following alterations and conditions at the "Old" Hospital (currently Buildings A and B) and "New" Hospital (currently Building C):<sup>32</sup>
- a tubercular solarium is constructed on the roof of Buildings A and B. The solarium has a cement plaster and brick base topped by a continuous cornice, metal lath and plaster above, and patent roofing. The windows are wood sliders.
  - New jambs of profiled cement plaster accent to the main entry of Buildings A and B. New flower boxes also underscore the second floor windows.
  - The window openings at the "Old" Hospital Building A, at the east and probably the west facades, are enlarged to their current dimension. The new windows feature a horizontal pivoting five-over-five wood sash with a five-lite hopper transom. A five-lite double-casement window punctuates the wall above the altered primary entrance. A new concrete step stands before the east doorway.
  - Concrete walls with arched openings at each side support the new concrete Building B

access stair featuring decorative pipe railing.

- Two concrete pavilions with low hip roofs are placed at the north and south entries of Building B.

- The drawings denote an adjacent one story brick building west of the Dungeon at the yard level as the tannery.

c. 1920 The "New" Hospital window openings flanking the central entrance are transformed into doorways, covered by painted latticed metal gates. A new window above brick infill replaces the north door.

c. 1930 A stair is added to the facades of the "Old" and "New" Hospital. It rises from the south end of the "New" Hospital to the solarium level of the "Old" Hospital and then descends to the north end of the whole building. The stair is supported on wood beams cantilevered from the face of the buildings. Various landings allow access to the two and three floors of each building.

New Education Building is constructed on roof of the original dining hall.<sup>33</sup> The Road level main facade is plaster clad with five panels, molded to resemble stone. Between the panels pairs of metal sash casement windows and the main entry penetrate this facade. The main entry accesses the business department located at the road level. Heavy timber trusses span above the business department and approximately three foot high wood walls separate the various department areas. A new concrete post and beam structure inserted into dining hall supports the Education Building. The original roof is removed to incorporate a new mezzanine level for classrooms. The west facade features multi-pane metal sash windows with hopper panels. Wood paneled folding doors and a wood and glazed partition wall system separate the classrooms.<sup>34</sup> The remainder of the old dining hall serves as a paint shop and at the south end of building 22 a stair passes from the road level to the yard level.<sup>35</sup>

1940 Warden Duffy abolishes use of Dungeon cells for solitary confinement and removes metal doors from cells. Dungeon now serves as storage.

c. 1950 Tubercular ward solarium is demolished. The accompanying stair at the east facade is probably removed at this time except the portion leading to the "New" Hospital second floor.

1974 Prison Library moves into the road level of the Education Building, the south end of Building 22.<sup>36</sup>

1977 The Sash and Blind is demolished and Building 22 now opens directly onto the yard level.<sup>37</sup>

c. 1978 Exterior of Building 22 "New Hospital" receives sandblast cleaning treatment.<sup>38</sup>

## ENDNOTES

- <sup>1</sup> George Gift, *Some thing about California, Marin County, 1875*: referenced in the "Historical Background of San Quentin," (unpublished document), San Quentin Museum Association Archives: 3.
- <sup>2</sup> Lionel Ashcroft, "San Quentin Prison, Its Early History and Origins," *Marin County Historical Society Magazine*, Spring 1993, Volume XVII: 2.
- <sup>3</sup> Ashcroft: 4.
- <sup>4</sup> Ashcroft: 4.
- <sup>5</sup> "Historical Background of San Quentin," San Quentin Museum Association Archives: 3.
- <sup>6</sup> Ashcroft: 5.
- <sup>7</sup> "Historical Background of San Quentin," San Quentin Museum Association Archives: 1.
- <sup>8</sup> "Historical Background of San Quentin," San Quentin Museum Association Archives: 4.
- <sup>9</sup> Kenneth Lamott, *Chronicles of San Quentin: The Biography of a Prison* (New York: David McKay Company, Inc., 1916): 53.
- <sup>10</sup> "Historical Background of San Quentin," San Quentin Museum Association Archives: 20.
- <sup>11</sup> "Historical Background of San Quentin," San Quentin Museum Association Archives: 18.
- <sup>12</sup> Tiery L. Ford, *California State Prisons: Their History and Development* ( San Francisco: Starr Press, James H. Barry Co., 1910) quoted in "Historical Background of San Quentin," San Quentin Museum Association Archives: 24.
- <sup>13</sup> Leo Stanley, *Men at Their Worst* (New York, London: D. Appleton - Century Company, 1940): 259.
- <sup>14</sup> Warden Clinton Duffy photo collection, Marin History Museum Archives.
- <sup>15</sup> "Historical Background of San Quentin," San Quentin Museum Association Archives: 44.
- <sup>16</sup> "Historical Background of San Quentin," San Quentin Museum Association Archives: 45.
- <sup>17</sup> Lionel Ashcroft, "San Quentin Prison, Its Early History and Origins," *Marin County Historical Society Magazine*, Spring 1993, Volume XVII: 6.
- <sup>18</sup> Inspector's Report, January 30, 1853, referenced in "Historical Background of San Quentin," (unpublished document), San Quentin Museum Association Archives: 4.
- <sup>19</sup> "Historical Background of San Quentin," (unpublished document), San Quentin Museum Association Archives: introduction.
- <sup>20</sup> "Historical Background of San Quentin," (unpublished document), San Quentin Museum Association Archives: introduction: 11.
- <sup>21</sup> Historic photographs of San Quentin, San Quentin Museum Archives.
- <sup>22</sup> "Historical Background of San Quentin," (unpublished document), San Quentin Museum Association Archives: introduction: 14.
- <sup>23</sup> *Biennial Report of the Board of Directors of the California State Prison commencing July 1<sup>st</sup> 1877 and Ending June 30<sup>th</sup>, 1879*: 13, Marin County Civic Center Library, California Room, San Quentin collection.
- <sup>24</sup> "Historical Background of San Quentin," (unpublished document), San Quentin Museum Association Archives: introduction: 18.
- <sup>25</sup> Dr. Leo Stanley Collection, Marin County Civic Center Library, California Room, San Quentin collection.
- <sup>26</sup> San Quentin Series Maps, California State Prison, c. 1890, Marin County Civic Center Library, San Quentin collection.
- <sup>27</sup> Kenneth Lamott, *Chronicles of San Quentin: The Biography of a Prison* (New York: David McKay Company, Inc., 1916): 179.
- <sup>28</sup> Lamott: 179.
- <sup>29</sup> Warden Clinton Duffy collection, Marin History Museum.
- <sup>30</sup> Warden Scott Smith scrapbook, Marin County Civic Center Library, California Room, San Quentin collection.

<sup>31</sup> Marin County Civic Center Library, San Quentin collection.

<sup>32</sup> Drawings of "San Quentin State Prison, Hospital," dated May-19, 1914. State of California, Department of Engineering, Sacramento.

<sup>33</sup> San Quentin Series Maps, California State Prison, 1933, Marin County Civic Center Library, San Quentin collection.

<sup>34</sup> Historic photograph dated 1934, Warden Clinton Duffy collection, Marin History Museum.

<sup>35</sup> San Quentin Series Maps, California State Prison, 1933, Marin County Civic Center Library, San Quentin collection.

<sup>36</sup> "Historical Background of San Quentin," (unpublished document), San Quentin Museum Association Archives: introduction: 42.

<sup>37</sup> "Historical Background of San Quentin," (unpublished document), San Quentin Museum Association Archives: introduction: 18.

<sup>38</sup> Historic photographs of San Quentin, San Quentin Museum Archives.



## DESCRIPTION

### EVALUATION SYSTEM

In evaluating Building 22, Carey & Co. used a four-tiered historic value rating system. Historic value entails a professional judgment of the historic importance of each component based upon research of historic documents and on-site observation. The ratings are as follows:

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*Non-contributing:* The space or components are not historic, or are historic but have been substantially modified. Little or no historic character remains.

### EXTERIOR DESCRIPTION

#### Summary

Building 22, located within the high security perimeter walls, consists of five discreet adjoining structures of varying heights constructed over a seventy eight year period. The long narrow footprint runs 430 feet north to south forming the western edge of the entry court, across from the front gate, and the eastern edge of the lower exercise yard. This primarily brick structure extends 50 feet wide on average across a site steeply sloped from east to west. Today, the building aligns only with the angle of the North Cell Block, while historically it stood parallel to the Sash and Blind building and the Jute Mill, both of which have been demolished.

For the purposes of this report Building 22 will be described in five separate sections labeled A to E from north to south. Each portion has served a variety of functions including prison cells, hospital wards, libraries, school rooms, a chapel, a mess hall and a kitchen. The changes in use have facilitated many interior alterations including the addition of non-historic interior finishes and partition walls, as well as the interconnecting passageways between the distinct buildings. The extant historic structural systems range from unreinforced masonry with wood framed floors and roofs to reinforced concrete.

#### Building A

Building A, the northernmost portion of Building 22, stands adjacent to the prison's perimeter wall to the north and the prison chapel to the east, and encompasses four separate, yet structurally dependant parts. The single story Dungeon, the oldest section, covers an area of 37 feet by 55 feet and is constructed of two-foot-two-inch thick granite block walls. The load-bearing masonry walls of the two-story flat-roofed Investigation Services Unit (ISU), historically the "Old" Hospital, rest directly on the Dungeon walls. The recreation shack, a one-story flat-roofed brick building only 15 feet wide, abuts the Dungeon's west wall and faces out on the yard level. The final section is a non-contributing one-story concrete masonry unit storage shed abutting at the north side of the recreation shack.

### *East Facade*

*Rating: Very Significant*

The east facade is composed of a five-bay brick wall with an off-white exterior stucco finish over brick masonry walls rising from the painted granite block foundation and contains the front entrance to the ISU. Historically, the entrance was level with the road and the currently visible granite foundation was hidden below grade. At an unknown date, the road was re-graded to slope at the north end of the building. Today, a non-contributing concrete stair with a metal-tube railing leads to the facade's central entrance. The entryway is accented by a profiled cement plaster door surround dating from a 1914 renovation. A black metal mesh gate protects a two-lite transom atop the non-original metal front door with a single-lite. A historic window opening, featuring a concrete sill, carves into the wall above the entrance. The lower half of the opening has been filled and finished with a plaster coating, and two post-1930's single-lite wood casement windows penetrate the upper section. Two vertically aligned windows punctuate the other four bays. All the window openings, also accented with concrete sills painted brown, were enlarged in the 1914 renovation and fixed five-over-five wood windows with five-lite hoppers above were inserted, of which only the first story windows remain extant. Of these windows, only the north fenestration remains unaltered. Alterations include the re-hinging of the two southern windows' center five-lite panel to open as a hopper, and the southernmost sash is currently almost entirely covered with paint. Two of the lower lites of the fenestration north of the entrance have been transformed into sliding panes. At the second story, windows are post-1930 horizontal two-over-two double-hung wood sash with an infilled panel below. The windows are tied to the sills with two crossed structural steel bars.

The east facade is further accented by five recessed panels above each window. The center inscribed-panel reads "1859" and has been repainted several times. A painted dentil course runs above, just below the simple cornice, that completes the facade. Some peculiarities are found throughout this elevation, including several truncated wood beam ends and a missing portion of the dentil course and the cornice. These irregularities derive from the removal of the tuberculosis ward that historically stood as the third floor to this structure. The beams had previously carried the weight of the ward's exterior balcony and stairway. The area of the missing cornice served as a doorway from the non-extant balcony.

### *North Facade*

*Rating: Significant*

The north facade consists of three stories of Building A with a plaster finished brick wall rising from the granite base adjacent stands the storage shed. The granite block wall, capped by a thin stone course above a brick header course, is fully exposed on this side. The entry to the Dungeon stands almost eleven feet below the entrance grade of the ISU. The riveted steel latticed gate with metal mesh affixed to the back opens in the center of the wall with a secondary metal door behind. Six windows punctuate the upper two levels of the facade. The easternmost window at the first floor, ISU ground level, is a four-over-four double-hung wood sash. Directly to the west, two three-lite wood casement windows flank a three-lite fixed wood window. The westernmost opening contains a non-original one-over-one double-hung wood sash. All three ground floor openings are underscored by a concrete sill. The eastern second-story penetrations contain two, one-over-one double-hung wood sash above a fixed three-lite window. The third window at this floor originally matched the other two windows, but was replaced with two smaller four-lite wood casement windows underscored by a concrete sill installed in the 1914 renovation. The same simply profiled cornice found at the east facade caps the elevation. Two large pipes are attached to the facade. One pipe penetrates the second story eastern window and the other runs to the east of the western windows. Cylindrical pipes have been inserted into the wall directly above the gate and some of the granite has been replaced with brickwork in this area.

**West Facade****Rating: Significant**

The three-story west elevation consists of the front wall of the recreation shack, the side of the storage shed at yard level, and at the two upper floors, the back wall of the ISU building. Standing adjacent to the Dungeon granite exterior wall, the recreation shack, a single-story flat-roofed red brick structure with four openings covered by metal mesh. The simple brickwork features three arched header courses above each opening and a slight ledge that defines the cornice. The northern opening displays traces of an infilled doorway under the two single-lite casement windows. The southern double-hung wood window displays evidence of a brick sill. The northern door opening contains a non-contributing metal door with plywood infill above. The southern doorway features the same metal door with an area of infill above, but also displays a large amount of new brickwork filling a bell shaped opening surrounding the door.

The white painted brick west elevation of the ISU rests atop the partially visible Dungeon granite wall. This unadorned wall features the profile of the north elevation's parapet and thirteen openings of which four have been infilled with plywood. Concrete sills underscore the larger openings at the ISU first floor and brick infills the center opening. Two sets of paired four-lite casement windows flank this infilled opening. This level also displays a small single-lite wood casement widow to the north of the center opening and small square cutout for a fan between the southern two windows. The upper level maintains a four-over-four wood double-hung fenestration to the north of a six-lite horizontal pivot over a three-lite fixed wood window. The three openings to the south are all infilled. Several pipes and conduits transverse the elevation.

**Very significant historic fabric present at Building A:**

- Plaster finished brick walls
- Exposed common bond brick walls
- Granite base
- Cement plaster dentil course
- Historic door and window openings
- Arched brick lintels and brick sills
- Inscribed date panel
- Iron latticed Dungeon gate

**Significant historic fabric present at Building A:**

- Concrete window sills
- Embedded wood beam ends
- Historic wood windows
- Profiled cement plaster door surround

**Contributing historic fabric present at Building A:**

- Recessed facade panels

**Building B**

Building B, known as the Operations building, stands at the same height as Building A. This three story plaster finished brick structure houses offices for prison operations, a hobby shop and a classroom that are all accessible from the east side. The bottom level contains the HIV classroom, the Laundry and a mechanical room which all face the yard.

*East Facade**Rating: Very Significant*

Building B maintains much of the same architectural style as Building A. The nine-bay cream-colored plaster-finished facade features openings at both floors and a dentil course cornice just below the parapet. Three light wells abut the building at the first floor, also the road level. An ell-shaped south-facing concrete stair with decorative iron pipe railings leads to the second floor entrance which features a cement plaster profiled surround. The stair, installed during the 1914 renovation, also serves as a shelter to the first floor hobby shop stair below and was originally T-shaped. It was altered in recent years and is the third stair iteration at this location. The first two stairs, both of wood construction, are visible in historic photographs. The first stair was ell-shaped with a turned rail banister and the second was T-shaped, but splayed to avoid the nearby light wells, and supported by wood posts. To the south of the current stair stands a covered porch with a asphalt-shingled low-hipped roof, constructed c. 1914, which protects a submerged entry to a classroom, originally the entrance to a passage stair leading to the yard level. This classroom entrance, set two feet below grade, features cove wood siding, a hollow-core metal door, and two double-hung wood windows. A partner pavilion at the building's north end is non-extant, but a paneled Dutch door indicates its former location. Above the Dutch door, a metal fire escape extends from the facade. The remaining openings at the first floor contain two-over-two double-hung wood windows, all secured by metal mesh gates. The second story fenestration includes eight tall window openings, three south of the entry and five to the north. Seven openings are infilled with non-historic sliding aluminum windows with plaster infill above. The northernmost opening displays two atypical six-lite wood casement windows over a single-panel wood door with four-lites. The removal of the tuberculosis ward that comprised the third story of this facade is apparent through scar trace. Two portions of the cornice are missing while several truncated structural wood beam ends embedded in the facade; part of a non-extant stair for the ward, remain.

*North Facade**Rating: Contributing*

Only a small portion of the North Facade is visible from the exterior. On the yard side above the recreation shack roof stands a two-story blank brick wall painted a cream tone. No openings penetrate the wall. Several pipes transverse this elevation.

*West Facade**Rating: Significant*

This yard-facing brick elevation features eleven bays of vertically aligned windows and doors. The cream-colored painted brick surface of the upper two stories displays brick window sills of a brick header course atop a stretcher course and a lintel of three slightly arched header courses. The much altered brick wall of the yard level elevation remains unpainted, but features the same lintel coursing as the upper two stories.

Three doors penetrate the yard level facade, from north to south, a door occupies the fourth, seventh, and eleventh bays. The northern two doorways present painted-wood paneled doors with four-lites at the top panel and glazed transoms above. A fan protected by metal bars currently infills the transom space of the northernmost door. The southernmost door opening contains a metal mesh gate with an intact eight-lite painted-wood fixed transom above. The fenestration at the yard-level facade feature various alterations. Between the two wood doors, two painted-wood single-lite casements over two-lite casements, highlighted by a concrete sill, penetrate the wall, above a large concrete patch in the brick wall. Painted metal bars and wire mesh cover the bottom casement windows. Two, three-lite painted-wood casements over two, single-lite wood casements, covered by a plywood and metal screen, fills the northernmost window opening of this facade. The upper casement portion of this window is infilled with

stainless steel doors supported by a metal structure that surrounds the entire opening. Four-over-four double-hung painted-wood windows punctuate the two adjacent openings to the south. Other fenestration includes two windows to the south, a six-over-six double-hung painted wood sash covered with a metal mesh and paired three-over-one painted-wood casement next to a two-lite painted wood casement, rest above an area infilled with brick. Paired two-lite casement windows topped by a stainless steel door fills the adjacent opening. The final openings of the yard level penetrate a brick infilled historic arched opening that once led to a passage ascending to the road level. The window of the opening next to the gated doorway had been fully compromised, as it now serves as a mechanical shaft way. A second opening occupied by a square vent punctuates the upper central portion of the arch.

Only three contributing four-over-four double-hung painted wood windows remain at the second level. All other openings have been infilled with plywood except for the southernmost bay which contains a metal door with a single-lite panel that accesses a fire escape extending from this facade. Aluminum sliding windows below plaster infill panels occupy eight of the eleven window openings at the third level. The other three openings have been completely filled in. A double stretcher course slightly overhangs at the parapet capping the facade.

***Very significant historic fabric present at Building B:***

- Plaster finished brick walls
- Exposed common bond brick walls
- Cement plaster dentil course
- Historic door and window openings
- Arched brick lintels and brick sills
- Historic wood windows

***Significant historic fabric present at Building B:***

- Concrete window sills
- Embedded wood beam ends
- Profiled cement plaster door surround
- Concrete entrance stair and iron pipe railing

***Contributing historic fabric present at Building B:***

- Plaster finished concrete south porch

## **Building C**

Building C presents a different architectural character from that of the previous two structures discussed. Built some two decades after the first two portions of Building 22, the east facade of the "New" Hospital references an Institutional Italianate style of architecture. This three-story brick and wood frame structure now contains the Education Program Offices and some classrooms.

### ***East Facade***

*Rating: Very Significant*

The two-story east elevation of Building C has endured several alterations over time, yet the overall Institutional Italianate style remains apparent. The nine-bay brick facade is faced with cement plaster scored to resemble ashlar stone. Pronounced brick quoins accent the building's corners, doors and windows surrounds. Each window also displays a segmental brick arch comprised of three header courses

and a sill of two header courses. At the second story, a decorative iron grille punctuates the wall below each sill. A corbeled three-brick belt course spans the length of the wall at the second floor, and the two-coursed parapet atop the decorative corbeled cornice caps the facade. The central bay contains the inset date panel with the inscription "HOSPITAL 1885" atop two, paired four-over-four double-hung painted wood windows. The paneled wood double doors that access the building's entry stand below these windows.

Non-contributing metal gates cover the historic double doors. The paneled doors feature a six-lite at the top panel and a three-lite arched transom above. The prominent central entrance maintains a four-header course segmented arch above and a quoined brick door surround including four granite quoins. A contributing six-lite over two-panel painted wood door with a single-lite awning window above stands to the north of the main entrance. Two four-over-two double-hung painted wood windows occupy the next two bays to the north. The northernmost bay contains a four-over-four double-hung painted wood sash. Formerly a doorway, this opening lacks a brick sill and has surrounds that continue to the ground. All four window openings south of the main entrance contain faux brick panel infills at the upper portion and various fenestration and doors below. The two openings south of the main entrance feature a non-contributing four-lite over four-panel wood door and a sliding aluminum window respectively. The other two openings feature a non-historic single-lite over a single-panel wood door and a non-contributing four-lite fixed window covered by a metal screen. At the second story of this facade, several four-over-four double-hung painted wood sash remain intact. However, the three north bays each have had portions of the window replaced resulting in either a two-lite top or bottom sash. A four-lite wood hopper window atop a four-lite over a single-panel wood door flank either side of the center bay.

Historic photographs and scar trace reveal that the entrance was originally flanked by windows on either side and that secondary entrances penetrated the first and seventh bays, from north to south. Alterations to these openings that occurred prior to 1914 include the transformation of the windows flanking the main entrance into doors and the subsequent alteration of two secondary entrances into windows. The two doors at the second story were altered and replaced with windows during the 1914 addition of a balcony and stair leading to the Tubercular Ward.

### *West Facade*

#### *Rating: Significant*

Similar to the west elevation of Building B, the three-story brick wall is painted cream-colored above the exposed brick of the yard level. This facade is distinct from its ornamented road-level east facade. Instead, its stark institutional building language corresponds to that of the other yard facades. The yard-level features one doorway north of four window openings. The two panel door with four-lites at the top panel is covered by a metal gate and stands within a steel wall infilling the original arched opening to the former kitchen. An arched five-lite fixed transom occupies the opening above the steel wall. The four windows to the south of the door display a two-coursed brick sill and a three header coursed lintel, and are all covered by a dense metal mesh screen that rendered these windows inaccessible during this survey. The upper level openings feature a two-coursed brick sill and a three header coursed arch above. The road-level fenestration at the second floor of this facade, display seven window openings each with a brick sill. Two, four-over-four double hung painted-wood sash occupy the northern two openings. The third opening has plywood infill. The same four-over-four sash reoccur in the next opening to the south, but a fan currently fills the upper portion of the opening and metal bars cover the window. Bars also cover the three southernmost openings at the road level, which have all been replaced with aluminum sliding windows. Six windows penetrate the top level, and all but one have a

decorative iron grille below. Four-over-four double-hung painted wood sash fill the northern five openings. Only the fifth window, which features no grille, is covered with metal bars. The southernmost opening displays new two-over-two wood sash.

### *South Facade*

#### *Rating: Significant*

The two-story south facade resembles the institutional appearance of the west facade except where brick quoins accent and a segment of the east facade cornice wraps around the southeast corner. A two-coursed parapet wraps around the building to cap the facade wall. Above the parapet stand four small brick vent stacks. A cream-colored paint coats the entire surface of the brick wall, including the brick detailing. Several historic masonry tie-backs are visible at this facade. Nine openings punctuate the wall, each with a three-coursed brick segmented arch above and a two-coursed brick sill below. Four window openings penetrate the wall at the upper story aligning with four openings at the lower story while a fifth opening at the lower story penetrates the wall a short distance away. At the second story the historic four-over-four wood windows each hang above a decorative iron grille. All the openings at the lower story have been compromised. Four openings have been infilled with aluminum sliding windows below plywood infill panels. Plywood occupies the fifth opening.

#### *Very significant historic fabric present at Building C:*

- Scored cement plaster finished brick walls
- Exposed common bond brick walls
- Brick quoins at building corners and window and door surrounds
- Decorative brick cornice
- Historic door and window openings
- Inscribed date panel
- Corbeled brick belt course
- Arched brick lintels and brick sills
- Historic four-over-four double hung wood windows

#### *Significant historic fabric present at Building C:*

- Decorative metal grilles
- Main entry wood doors and transom
- East facade historic wood doors with transoms

### **Building D**

Building D, also known as the Library or Education Building, stands a short distance south of Building C. The building slightly references the Spanish Colonial Revival style, popular at the time of its construction. This three-story gable-roofed building contains a library on the third floor (road level), classrooms on the second floor (mezzanine) and another classroom, corridor and the Receiving and Release area (R& R) on the first floor (yard level). Asphalt shingles clad the gable roof. A shed-roofed guard house adjoins the north end of Building D and allows access to the mezzanine classrooms from the road level. The current guard house replaced an earlier adobe style building that was smaller and stood adjacent to Building D.

### *East Facade*

*Rating: Very significant*

The one-story painted concrete east facade faces the main road into the cell block yard and stands across from the Adjustment Center building. Full-height cement plaster panels painted brown and referencing rusticated stone pilasters divide the facade into four bays. Three of the bays feature paired, double-casement metal sash windows recessed into the cream-colored wall and centered on each bay. The second-to-last bay at the facade's north end contains the building's main entry, accessed by two concrete steps. A flat cement plaster surround and medallion, both painted brown, highlight the entry, which is also flanked by protruding wood frame information boxes. The entry is a paired paneled wood door with glass lites at the upper panels and topped by a glazed transom with a diamond-pattern frame overlay.

A small single-story, one-room guard house partially covers the north end of the Building D east facade; the building's rusticated panel is partially intact inside this building.

### *South Facade*

*Rating: Contributing*

The south facade features an uninterrupted cream-colored painted concrete surface that rises from the roof level of the adjacent Building E and terminates at the library's gable roof eave.

### *West Facade*

*Rating: Significant*

Two different buildings comprise the three-story west facade of Building D. Each building has its own construction, window and door type. The two upper floors of Building D were inserted into the original yard-level structure of Building D, historically the prison's dining hall. The yard-level facade features unreinforced brick masonry construction and stands contiguous with and continuous in appearance to the adjacent Buildings C and E yard-level facades.

The Building D yard-level facade contains ten openings, two doors and eight windows. Arched lintels constructed with double brick headers characterize the openings, which are all the same height. One large historic arched opening, infilled with bricks, is visible and may have been the historic entry to the original dining hall. This arched opening also contains a smaller window opening, also infilled. All but one window at this facade are infilled with non-compatible grey bricks. The south doorway contains a non-historic metal door with a four-lite panel with brick infill above. A non-contributing metal mesh gate controls access at this doorway. Non-historic concrete steps access this doorway. The north doorway contains a non-contributing wood door with a two-over-two-over-two glazed transom - the glazing is a non-contributing double-hung four-over-four wood sash window. The yard level facade is also characterized by numerous pipes suspended from the brick masonry.

The upper two floors of the west facade stand approximately fifteen feet back from the yard-level facade. Both floors features cream-colored concrete walls interrupted by two levels of glazing. Four metal multi-sash industrial-type glazing penetrate the mezzanine classroom floor. Each window features awning-type glazing at the center lites. At the third floor, symmetrically placed above each of the mezzanine windows, four pairs of metal industrial-type sash penetrate the wall and bring light into the main library space. Metal mullions divide the library glazing into four sections, each containing two hopper windows.

### **North Facade**

*Rating: Contributing*

The north facade features an uninterrupted cream-colored painted concrete surface that rises from the roof level of the yard-level Building D and terminates at the library's gable roof eave.

#### ***Very significant historic fabric present at Building D:***

- Painted concrete walls
- Exposed common bond brick walls
- Cement plaster decorative panels and door surround
- Metal double casement windows
- Metal multi-pane industrial-type sash
- Historic door and window openings
- Arched brick lintels and brick sills

#### ***Significant historic fabric present at Building D:***

- Historic double-hung wood window

### **Building E**

The one-story Building E stands at yard level at the south end of Building 22, and is flanked by Building D and an exterior stair descending from road level to yard level. Building E is of masonry construction and features a shed roof. Originally part of the historic dining hall, it currently houses a portion of Receiving and Release and the prison's television studio. A concrete block shed and concrete structure abut the southwest corner, while a section of the yard further north is cordoned off by a chain link fence with barbed wire extending from the masonry west facade and functions as a holding space for Receiving and Release.

### **West Facade**

*Rating: Significant*

The only facade of Building E faces west and is of exposed masonry construction. Continuous and almost indistinguishable from the yard-level facade of Building D, two door and six window openings penetrate the brick masonry. Access to Building E occurs at the yard level - a ramp ascends to a non-historic metal door while, further south, three concrete steps lead to a non-historic wooden Dutch door topped by a non-historic wood louvered transom infill. A non-historic metal gate controls passage to both entries. Arched lintels constructed with double brick headers characterize the openings which are all the same height. All windows contain grey, non-compatible brick infill. Numerous pipes span the top portion of the yard-level facade.

#### ***Very significant historic fabric present at Building E:***

- Exposed common bond brick walls
- Arched brick lintels and brick sills

## INTERIOR DESCRIPTION

### Building A

Building A consists of three separate interior areas. The ISU portion is extensively altered and maintains little historic fabric apart from the grand wooden stair. The Dungeon retains a distinct historical identity from that of any other area in the prison and stands relatively intact. The modified Receiving and Release (R&R) and Recreational storage building appear to have been built as a separate entity to align with the existing brick wall running the length of the yard.

*Yard Level-Receiving and Release storage room ( R & R) and Recreational Storage (A-001, A-002)*  
The yard-level brick structure features painted partially-plastered brick exterior walls, a painted partially-plastered granite-block east wall, a exposed wood-frame shed ceiling structure and a concrete floor. A non-contributing wood wall divides the structure into two rooms each accessible from their respective yard entrance. The north R&R storage room (A-001) displays a non-historic wood mezzanine structure, that spans all but the west wall, and a shower in the southwest corner. A concrete volume stands against the north partition wall of the south Recreational storage room (A-002). Pendant fluorescent lighting illuminates both spaces.

### *Mezzanine Level -Dungeon (A-Dungeon)*

The symmetrical plan of the Dungeon features a poured concrete floor with plaster-finished brick walls and vaulted ceilings. Seven, seventy square-foot cells flank either side of the seven-and-one-half-foot wide central hall. A non-contributing metal mesh gate obstructs the hall at the entry to the northeast cell while two consecutive gates, one wood and one metal, isolate the remaining six southernmost cells. A granite and brick threshold marks the entry to each arched cell doorway. Several of the cells display a one to two foot raised concrete platform in the south corner. Conduits hang from the arched hall ceiling and run the length of the hall and provide for a light fixture at each cell.

### *Road Level- Investigation Services Unit (A-101 through A-109)*

Historically the "Old" Hospital, this building portion accessed from the road level served as a Dental Lab and Tubercular Ward, a non-extant third story addition that functioned from 1914 to c.1950. Although a significant amount of transformations occurred over time, several historic finishes remain including painted plaster-finished brick walls and ceiling, and flat wood door and window trim. The road level also features non-contributing linoleum tile flooring, painted plaster-finished partition walls with a blue plastic baseboard, and fluorescent strip lights throughout. Two types of contributing doors remain at this level, a non-contributing paneled Dutch door that opens into north hall (A -109), and a single panel wood door at the Lieutenant's office (A-108) and the conference room (A-107).

### *Second Level- Investigation Services Unit (A-201 though A-212 and A-Stair)*

A six-foot wide historic painted wood stair with clear finished wood handrails and metal brackets leads up to the second level. The 1,700 square-foot second story is organized around the central stair and features linoleum tile floors, plaster ceilings, fluorescent lighting, plaster finished partition walls, and a variety of non-contributing wood doors. Some of the partition walls contain non-historic interior pass-through windows.

### *Very Significant Rooms include:*

- Room A-Dungeon, Dungeon

*Significant Rooms include:*

- A-Stair

*Very significant historic fabric present:*

- Brick and granite thresholds at Dungeon cells
- Concrete floor at Dungeon
- Wood stair
- Wood handrails with metal brackets
- Plaster finished brick walls

*Contributing historic fabric present:*

- Wood paneled Dutch door
- Wood paneled door
- Extant flat wood door and window trim

**Building B**

Building B is a conglomeration of two interrelated structures that serve a multitude of functions. This segment of the yard level brick building originally possibly served as the women's quarters, a tailor shop, and a stair hall. The Operations building, built atop of the yard level structure in conjunction with the "Old" hospital (Building A) construction, housed work shops at the road level and a chapel, classroom, and library at the second level. From 1914 to c.1950 a Tubercular Ward served as the building's third level.

*Yard Level- HIV Classroom, Laundry, and Mechanical Room (B-001, B-001a, B-001b, B-001c, B-001d; B-001e, B-001m, B-002, B-003, B-003a)*

The yard level of Building B contains three isolated functions that each maintain only one exterior door, but all share the east retaining brick wall that extends from Building B to Building E. The northernmost entrance in this load-bearing masonry structure opens into the double-height HIV orientation classroom (B-001). This room, features concrete floors, plaster finished structural brick walls, plaster and gypsum board ceiling, and fluorescent lighting. Several partition walls made of either concrete masonry units, metal mesh, or gypsum finished stud wall construction divide the space and provide structure for a mezzanine (B-001m) around the north and east sides. A "T"-shaped wood stair ascends from the classroom to the concrete mezzanine floor. On the ground floor, two historic wood columns and kickers stand aligned towards the rear of the room, and help to form the structure for the concrete masonry unit walls forming the rear instructor's office (B-001e), and classroom (B-001c). Non-contributing metal doors or metal gates fill all interior doorways except for the four-lite over a single-panel wood door to the instructor's office (B-001e) and the narrow two-panel wood bathroom door. Two metal mesh filled openings and a doorway penetrate the south contributing brick wall, and concrete masonry units construct the south wall that completes the space.

The laundry division occupies the next area south (B-003). Three plaster coated brick walls and one concrete masonry unit wall to the north define the space that is further subdivided by metal cages and concrete masonry unit partition walls. This double height room features fluorescent lights, concrete floors, and a plaster ceiling, and contains a wood stair leading to the mezzanine level that spans all but the west wall. The steel framed mezzanine features a concrete floor and metal mesh partitions.

The third section of the yard level contains a mechanical room (B-004) and a shower room (B-004a). Two brick walls frame the concrete floor and the painted wood-frame ceiling. The worn paint on the

walls reveals scar traces of the stair that once ascended through this original passageway to the road level and historic brick archways that are now infilled. A partial-height tiled partition wall defines the non-contributing tiled shower room that is enclosed by a stainless steel ceiling hanging from a wood structure above. Fluorescent lights illuminate the room that has been greatly compromised by the installation of the large amount of pipes and mechanical equipment.

Three light wells historically penetrated through to the yard level east of the brick retaining wall. The north light well featuring scar trace of a stair and a wood floor is accessible from the southeast corner of the HIV classroom mezzanine (B-001m). Metal doors at the laundry mezzanine were inaccessible at the time of this survey, but most likely open into the southern two light wells.

#### *Road Level - Operations Building*

##### *Hobby Shop (B-101, B-101a, B-101b, B-101c, B-101d, B-101m)*

A flight of concrete stairs beneath the main exterior stair descends to double two-lite over a single-panel wood doors that open into the hobby shop (B-101). This double height room contains offices with a mezzanine above that stand against the south wall and a bathroom and storage volume that stand in the northwest corner. The hobby shop features several significant finishes which include painted brick walls, painted wood flooring, a bead board ceiling, wood columns and kickers, bead board partition walls, and plywood and baton partition walls with four-lite wood casement windows. Two contributing wood stairs ascend to the upper levels, and pendant fluorescent lights illuminate the space.

##### *Wood Room (B-102, B-102a, B-103b, B-102c, B-102m)*

A new metal door under a three-header brick course leads into the adjacent wood room (B-102), north of the hobby shop (B-101). This room features non-contributing concrete floors and wood panel partition walls. A historic wood column with kickers supports the exposed wood frame ceiling. Three non-contributing storage rooms (B-102a, B-102b, B-102c) occupy the north end of the room displaying a painted brick wall, exposed wood framed shelving and, a plywood-covered wood structure mezzanine (B-102m).

##### *Classroom (B-103, B-103a, B-103m)*

A narrow classroom occupies the south end of the road level story of Building B in a space that historically functioned as a passage through the building to the yard level. Three brick steps under a covered porch provide access to the room through the brick arched entryway. The classroom features painted plaster over brick, linoleum tile flooring, pendant fluorescent lighting, and an exposed wood frame ceiling. A non-contributing double wood stair at the west end ascends to a mezzanine office framed by gypsum board covered stud walls, and descends to an ancillary room with a concrete shower. A metal stair stands against the west wall accesses the metal door to the fire escape.

#### *Second Level - Operations Building (B-201 through B-219)*

An exterior concrete stair leads to the Operations building's non-contributing entry door that opens into a much altered space second story. Historically this level served as a chapel, library and schoolroom with a stage across the north wall, and bookshelves occupying the area south of the entrance. The addition and then removal of the third story Tubercular Ward led to numerous alterations at the second story. None of the historical finishes remain in the offices that comprise the floor today. The original wood finishes have been replaced by linoleum flooring, dropped acoustical tile ceiling panels with inset fluorescent lighting, and gypsum board covered metal gauge stud partition walls. The Operations department contains eighteen non-contributing rooms organized around a central open space. At the south end the painted brick masonry wall remains with historic masonry tie-backs still visible.

***Very Significant Rooms include:***

- Room B-101, Hobby Shop

***Very significant historic fabric present:***

- Brick retaining wall, east wall
- Common brick walls
- Wood stair
- Wood handrails and metal brackets
- Plaster finished brick walls
- Bead board walls and ceilings
- Glazed and wood partition walls
- Wood columns and kickers

***Significant historic fabric present:***

- Light well spaces
- Exposed wood framing
- Interior arched brick lintels

***Contributing historic fabric present:***

- Wood paneled Dutch door
- Wood paneled door
- Extant flat wood door and window trim

**Building C**

Building C contains four separate functions that each maintain individual entries and are not internally connected. The yard-level classrooms were historically part of the long single-story brick mess hall and kitchen. The "New" Hospital, completed in 1885, consists of the upper two levels and was built directly on top of the original prison dining hall structure. Since a new dining hall, constructed in 1912, was added to the adjacent prison cell block area and the hospital function transferred to Neumiller Hospital in 1934 this structure has undergone several transformations to accommodate new programs housed in this building.

***Yard Level - Classrooms and Offices (C-001, C-002, C-003, C-003a, C-004, C-004a)***

Two classrooms and accompanying offices now occupy the yard level of Building C which historically contained the dining hall kitchen. The structural brick exterior walls are all finished in plaster. The eastern brick retaining wall is obscured by a gypsum board stud wall. Linoleum tile floors and dropped acoustical tile ceilings finish out the entire floor. All new partition walls in this area are composed of studs with a gypsum board finish and have plexiglass windows inset at about a height of three feet. Eight wood columns covered with metal studs and finished in gypsum board stand on concrete bases within Building C's yard level. The exterior door to classroom 7 (C-001) opens directly onto the yard. A four-lite over two-panel wood door, typical to this level, connects the office (C-002) directly east of classroom 7 (C-001). Each of these rooms contains this typical door type in its southern wall that opens into classroom 6 (C-003). An opening through the southern brick wall provides the only interior access to Building D from Building C. A small storage closet stands in the northwestern corner of classroom 6 (C-003). Across a narrow hall an office and storage room occupy the southwestern corner. From the storage room (C-004a) a narrow wood stair leads to the interstitial space between the dropped ceiling and the floor above, exposing the historic dining hall structure of Building C.

*Road Level - "New" Hospital (C-101, C-102, C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-109a, C-109b, C-110, C-111, C-111m, C-112, C-113, C-114, C-Stair)*

Similar to the road-level layout of Building A, the "New" Hospital is organized around a historic central wood stair. The northernmost eastern entrance provides access to the Sick Call room (C-113) through the vestibule (C-114). These rooms feature a non-contributing concrete floor, historic painted plaster-and-lath partition walls, painted-plaster finish over exterior load-bearing brick walls and a painted-plaster ceiling with non-contributing pendant fluorescent lights. A contributing locked two-panel wood door standing directly opposite the entrance to the vestibule (C-114) and the bead board panel that infills the historic opening to the stair lobby in the south wall isolates this area from the rest of the floor. The partition wall between the vestibule and Sick Call room (C-113), historically the pharmacy, maintains an original door opening adjacent to a window pass-through, and three infilled window openings towards the top of the wall that are all accented by flat wood trim.

The southernmost east entry door leads into the renovated Education Program Offices that occupy the remainder of the road level (C-102, C-103, C-104, C-105, C-106, C-107, C-108). These offices feature primarily non-contributing attributes such as linoleum tile flooring, dropped acoustical panel ceilings with inset fluorescent lighting, gypsum board covered and wood paneled stud partition walls with aluminum windows inserted above three feet, and hollow core wood doors. Three new steel columns, finished in gypsum board, stand aligned south of the stair, in the area that was historically an operating room. The hall that connects the north and south halves of the floor (C-109) displays a historic single-panel painted wood closet door to the east and two, two-panel painted wood doors to the west. Originally a laboratory and X-ray room, now the inmate break room and copy room (C-111) with a mezzanine above (C-111m), occupies most of the floor north of the main stair. A sliding metal gate separates the copy room (C-111), which features a plastered brick wall, a painted-plaster finished wood mezzanine structure, and a wood stair to the south, from the hallway. The mezzanine level reveals the historic painted-plaster ceiling. East of the metal gate stand a historic two-panel painted wood door altered by the insertion of a metal grate into the lower panel.

The main entry doors, finished with flat painted-wood molding on the interior, open into the historic lobby with a concrete floor which now provides the only stair access. The two historic openings in the north and south walls, accented with flat wood trim, have both been blocked off. A bead board panel now fills the north opening, and two historic painted wood doors occupy the southern opening. These doors appear to have at least one panel each, but a full view has been obscured by cabinets standing in front of them. The lobby and wood stair feature several historic elements including the plaster finished ceiling, a painted wood wainscot, wood handrails with metal brackets, and painted plaster walls.

*Second Level - "New" Hospital (C-201, C-202, C-203, C-204, C-205, C-206, C-207, C-208)*

Historically the second level housed two hospital wards and was connected to a stair in Building B that led to the Tubercular Ward above. Stud partition walls finished with gypsum board now divide the wards into instructor's offices and a book storage room. Restrooms originally occupied the area to the east of the stair well. This same core volume stands today as a restroom, and two storage closets. At the stair landing the floor is covered with non-contributing linoleum tile which continues throughout the north side. The hall (C-202) to the north of the stair displays an acoustical tile ceiling with strip fluorescent lighting and terminates at the door to the balcony. The same type of non-contributing single-lite over single-panel wood door enters into both instructors' offices from the hall. These rooms feature plaster over brick at the exterior walls, a painted plaster finished ceiling with pendant fluorescent lights, and a flat wood chair rail that spans the north wall in each room. A non-historic partition wall filled with an accordion door separates the two offices which display flat wood trim around the large historic windows. Directly across the hall from the eastern office door stands single-

panel painted wood door accessed by two concrete steps. The storage room behind this door contains a raised concrete floor, a fluorescent light, wood shelving, and an obscured wainscot. A second single-panel wood door stands to the east of the storage closet and opens into the janitor's supply room one concrete step up. A non-contributing tiled toilet room entered through an open doorway occupies the last room off of the hall.

The room south of the main stair maintains a significant amount of historic fabric. A wide entry finished with flat painted wood trim stands to the south of the stair landing. The painted historic wood flooring remains throughout the southern area beyond this opening. A plaster on lath finished stud wall with wood batons defines the hall that leads to the Education Book Storage room (C-208). At the end of the hall stands a single-lite over a single-panel wood door that opens into the room. A similar door stands in the partition wall parallel to the stair, but is obscured by bookshelves. The Storage room (C-208) features painted plaster on brick exterior walls, a plaster ceilings with pendant fluorescent lights, decorative iron grilles under the windows accented by flat wood trim, a fixed hopper window atop the balcony door with flat wood trim, and a historic radiator. A non-contributing partition wall with batons divides the room and maintains a large opening that once held an accordion door. A historic four-panel wood door that punctuates the north wall would lead into the storage closet (C-205) had it not been sealed off on the closet side.

**Significant Rooms include:**

- A - 208, Education Book Storage

**Significant Rooms include:**

- A - Stair

**Very significant historic fabric present:**

- Plaster finished brick walls
- Brick retaining wall, east wall
- Wood handrails and metal brackets
- Wood staircase
- Wood floors

**Significant historic fabric present:**

- Decorative iron grilles
- Decorative metal radiators
- Plaster and lath partition walls

**Contributing historic fabric present:**

- Door and window trim
- Wood paneled doors

## Building D

The three-story interior of Building D is composed of a new structure constructed c. 1930 integrated into the original prison dining hall constructed c. 1854. The dining hall portion, is largely altered, and comprises the yard-level portion of Building. The majority of the yard-level portion of Building D, originally all classrooms, currently holds the Receiving and Release Department(R & R). The yard level is divided into three sections, a disused classroom space, the stairwell area and a portion of the R & R

area. Originally of unreinforced masonry wall construction with wood columns and kickers and wood ceiling joists. New concrete structural elements were inserted into the space c. 1930. The new construction supports the two upper floors of Building D, the mezzanine classrooms and the road-level library space. A non-historic concrete stair located at the northeast corner allows access between the floors.

#### *Yard Level - Stairwell and pedestrian corridor (D-003, D-002, D-002a)*

The yard level displays both elements of the original dining hall and the c.1930 structure insert. The historic east and west masonry walls are intact, as well as the original window openings at the west wall. Where the concrete stair descends at the northeast corner, non-historic partition walls block access to the R & R space. A non-historic ramp leads from the stairway (D-003) through a double wall, probably an amalgam of the original brick wall and a new concrete wall from the c.1930 construction, to the classroom 5 (D-001) and a pedestrian corridor with a restroom (D-002). The restroom space abuts the east wall and is separated from the pedestrian corridor by a tiled partial-height wall. This corridor connects the stairwell to the adjacent Building C classrooms. The corridor features gypsum board ceiling cladding and concrete flooring. A doorway at this corridor leads to classroom 5 (D-001) while a stair with a metal mesh gate leads to a mezzanine of wood construction overlooking the classroom. The west wall construction is wood with battens and an adjacent paneled wood door accesses an enclosed tiled restroom. Light fixtures are non-historic fluorescent lights throughout.

#### *Classroom 5 (D-001, D-001a, D-001b, D-001m)*

This disused classroom space features brick masonry walls at the north and west walls. The north wall has partial plaster cladding over the masonry. The south wall features concrete with board form-work texture. Entry to Classroom 5 occurs from the pedestrian corridor entryway, flanked by wood storage closets (D-001a and D-001b) and from the yard area. A wood mezzanine extends over the space above the corridor entry. The yard entry is a non-contributing hollow-core wood door with a glazed transom. Non-historic aluminum double-hung sash fills the adjacent window opening. Scored concrete covers the classroom floor and fibrous material, in a dilapidated condition, clads the ceiling - the original dining hall wood roof structure is visible through gaping holes in this material. Light fixtures are non-historic fluorescent lights.

#### *Receiving and Release (R & R) (D-004, D-005, D-006, D-007, D-007a, D-008, D-008a, D-009)*

The Receiving and Release area, where prisoners are processed in or out of San Quentin, contains a main space (D-007) with metal mesh holding cells and a variety of storage and office spaces. The east side of the space features a series of small rooms for processing convict property (D-005, D-006, D-007b) and the south side of the space holds the Sergeant's clerk (D-008a) and Sergeant's office (D-008), as well as a storage space (D-009). All interior walls are metal gage stud walls painted white, except the holding cells (D-004 and D-007a). Doors to these discreet rooms are non-historic hollow-core metal doors. Concrete columns and structural walls descend into the Receiving and Release area and support the c.1930 mezzanine and library above. Concrete covers the floor and concrete joists span the space. The ceiling surface is concrete as well. The original east and west brick masonry walls are intact but non-compatible grey brick infills the original window openings. A non-contributing metal door, typical at the yard-level facade, accesses this space from the yard via concrete steps. Non-historic fluorescent light fixtures illuminate the space.

#### *Mezzanine Level - Classrooms (D-M1, D-M1a, D-M2, D-M3, D-M4, D-M5)*

The mezzanine level contains four classrooms and with access to this floor provided by the northeast stair. The northeast stair leads to a hallway (D-M1) with an open-air restroom (D-M1a), partially obscured by a wooden gate, at the south end and classrooms to the west. The hall's east wall is a sloped exposed masonry wall original to the 1854 dining hall building - symmetrical voids located approxi-

mately two feet above the floor line locate the original ceiling joists. The classrooms (D-M2, D-M3, D-M4, D-M5) each feature one metal multi-pane industrial sash window with stacked awning windows. Historic photographs reveal that operable folding wood doors originally allowed passage between the classrooms but these walls are currently fixed and tack boards and blackboards hang from them. The full-height partitions walls dividing the classrooms from the hallway are wood with fixed and hopper windows and may be original to the building. Set back from this wall stands a row of concrete columns that descend to the yard-level space and support the c. 1930 building. The extant historic flooring at the hallway appears to be a type of asphaltic surface. The classrooms feature non-historic linoleum flooring and non-historic acoustical tile covers the ceiling in three of the classrooms; concrete ceiling joists are visible throughout the mezzanine. Non-historic fluorescent light fixtures illuminate the mezzanine classrooms.

*Road Level - Library (D-101, D-101a, D-101b, D-101c, D-101d, D-101e, D-101f, D-101g)*

Previously occupied by the Business Department, the prison library moved into the Education Building, the original name of Building D, in 1974. An original heavy timber truss system with a wood board ceiling finish characterizes the space. The seven trusses reference the Spanish Colonial Revival style with several heavy timber members, decoratively carved, and overtly bound together with metal bands at the center and at the end chords. Mostly non-contributing wood and glazed, partial-height walls divide the space into the librarian's office (D-101c), stacks (D-101d), typing room and reading room (D-101e and D-101f). Another partial-height wood wall with one over one fixed windows encloses the main entry. A full-height partition wall of glazed, metal mesh and wood construction, flush with the southernmost truss, creates the library clerk's workroom (D-101a) and non-custody office (D-101b) and an attic space above at the library's south end. A paneled-wood door at the attic space is inaccessible from the main space. Doors at this space are wood with glazed inset panels. At the north end, two small enclosures with partial hipped roofs clad in wood shingles stand at the each corner. The northwest enclosure houses a raised restroom and the northeast enclosure leads to a stair descending to the mezzanine classrooms. Historic photographs reveal that the south and west wall of the northeast enclosure, featuring painted multi-pane wood sash and a painted two panel wood door, is historic. This wall originally extended across the entire space; the adjacent typing room partition wall is also visible in this photograph. Interior cladding at the library includes painted concrete walls, exposed wood board ceiling, non-historic linoleum flooring and fluorescent light fixtures throughout. Various library furniture and shelving occupies the majority of the space. The non-historic south rooms contain wood paneling, acoustical ceiling cladding and linoleum flooring.

***Very Significant Rooms include:***

- Rooms D-101, D-101c, D-101d, D-101e - third floor library space
- Rooms D-M1, D-M2, D-M3, D-M4, D-M5 - Mezzanine classroom spaces

***Very significant historic fabric present:***

- Common brick masonry walls
- Brick retaining wall, east wall
- Painted concrete walls
- Metal casement windows
- Metal multi-pane industrial type windows
- Historic wood windows
- Heavy timber wood truss ceiling

**Significant historic fabric present:**

- Library partition wall with multi-pane wood sash

**Contributing historic fabric present:**

- Mezzanine hallway flooring
- Mezzanine classroom glass and wood partitions
- Typing room partition wall

**Building E**

The interior of Building E is one-story and separated into the Receiving and Release area and the prison's television studio area. Comprised of a portion of the original dining hall, little historic fabric remains except the brick masonry walls and possibly some wood ceiling structure, not visible.

**Receiving and Release (E-001, E-001a, E-001b, E-001c, E-001d, E-001e, E-002, E-002a, E-002b)**

A ramp leading from Building D to E adjoins the two areas of Receiving and Release. The Receiving and Release area in Building E contains a central passageway lined with various convict processing related rooms and one holding cell. The east, west and north walls of this space are painted brick masonry. All interior partition walls are metal gage stud walls painted white, except the one wall of the storage space (E-002) and the holding cell (E-001b), both constructed of metal mesh. Doors to rooms E-00a, E-001c, and E-001d are non-historic hollow-core metal doors while E-002, E-001b, E-001e feature metal mesh gate doors. Linoleum covers all floors except at the northeast storage space (E-002) where concrete clads the floor. Acoustical tile ceiling is visible throughout. Non-historic fluorescent light fixtures illuminate the space.

An arched passageway leads from the northeast storage room (E-002) to E-002a, a cavernous space behind the slanted brick masonry east wall. The only other openings in this wall are found in Building C. The historic fabric in E-002a reveals the arched construction underneath the road level above. E-002a features a dirt floor, brick masonry walls and vaulted masonry ceilings. A new steel frame was inserted in this space in recent years.

**Television Studio (E-003, E-004, E-005, E-005a, E-005b, E-005c, E-005d, E-005e, E-006a, E-006b)**

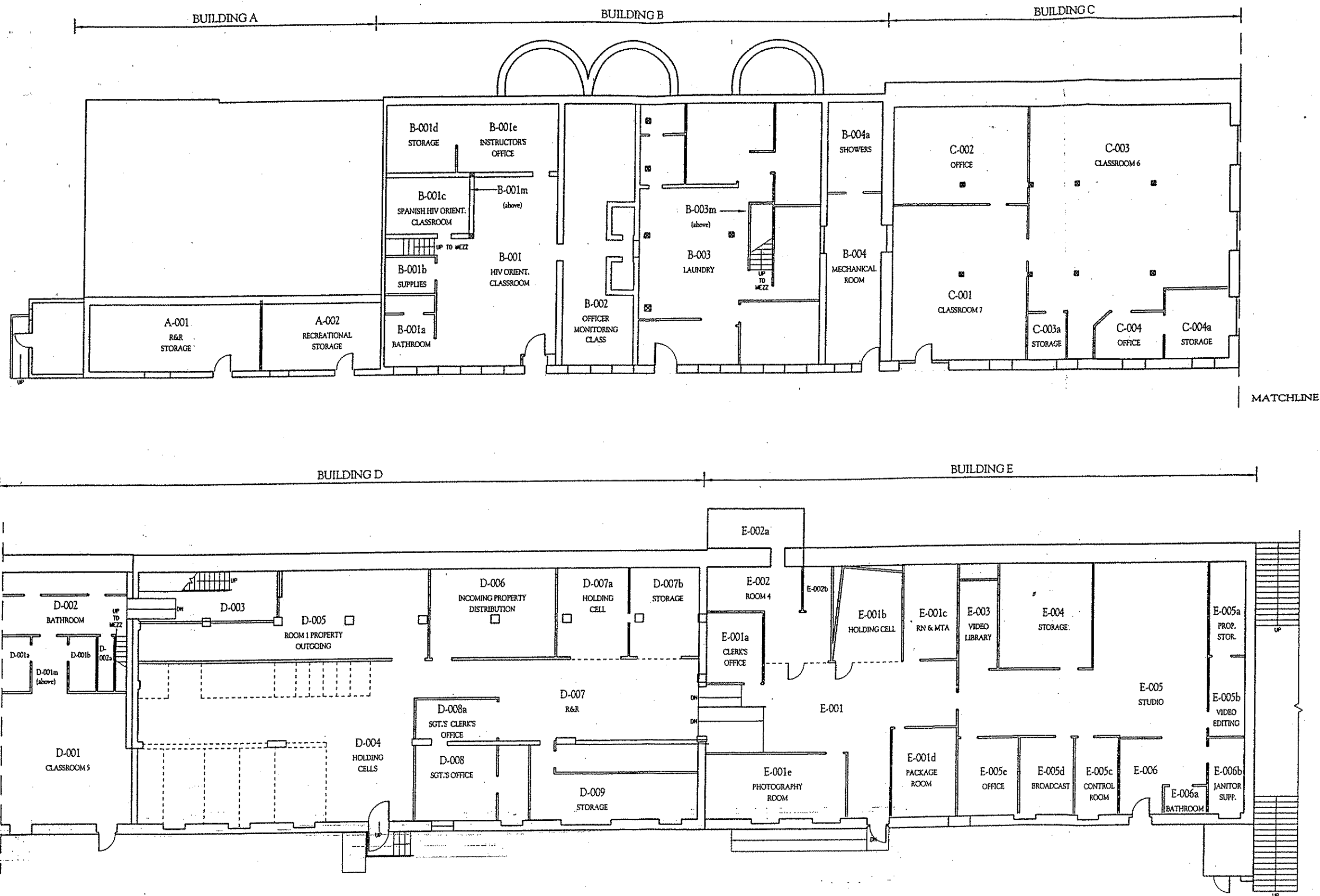
Entry into the studio occurs via a wooden dutch door at the yard and a metal emergency door at the Receiving and Release area. Like the other yard-level spaces, the television studio contains a central space (E-005) surrounded by smaller rooms. The east rooms are storage spaces (E-003, E-004), the west and south rooms are production related rooms (E-005a, E-005b, E-005c, E-005d, E-005e). A bathroom and janitor closet (E-006a, E-006b) stand adjacent to the entry vestibule (E-006) at the southwest corner. The east, west and south walls are brick masonry with a plaster and gypsum sum board wall finish at the south wall and main studio (E-005) east wall. All west and south interior partition walls are metal gage stud walls painted white with inset wired-glass panels. Rooms E-003 and E-004 both feature historic brick masonry walls, plaster-finished at the east walls. Concrete block comprises the west wall at these rooms. The south wall of E-003 is exposed brick as is the north wall of the studio (E-005); production uses it as a backdrop. Three historic metal tie-backs are embedded in the studio wall. Doors to the various rooms are non-historic hollow-core metal doors and interior windows are wired glass. Floor finishes are linoleum except at E-004, where concrete is visible. Dropped acoustical tile comprises the ceiling finish. Acoustical tiles and peg board wall finishes occur at the west rooms (E-005c, E-005d,

E-005e, E-006). A new structural insert, consisting of I-beam columns and beams, is visible at the south rooms (E-005a, E-005b) and the storage space (E-004). Non-historic fluorescent light fixtures illuminate the space.

*Very significant historic fabric present:*

- Brick masonry walls
- Brick retaining wall, east wall
- Brick masonry partition walls
- Brick masonry wall tie-backs

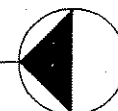




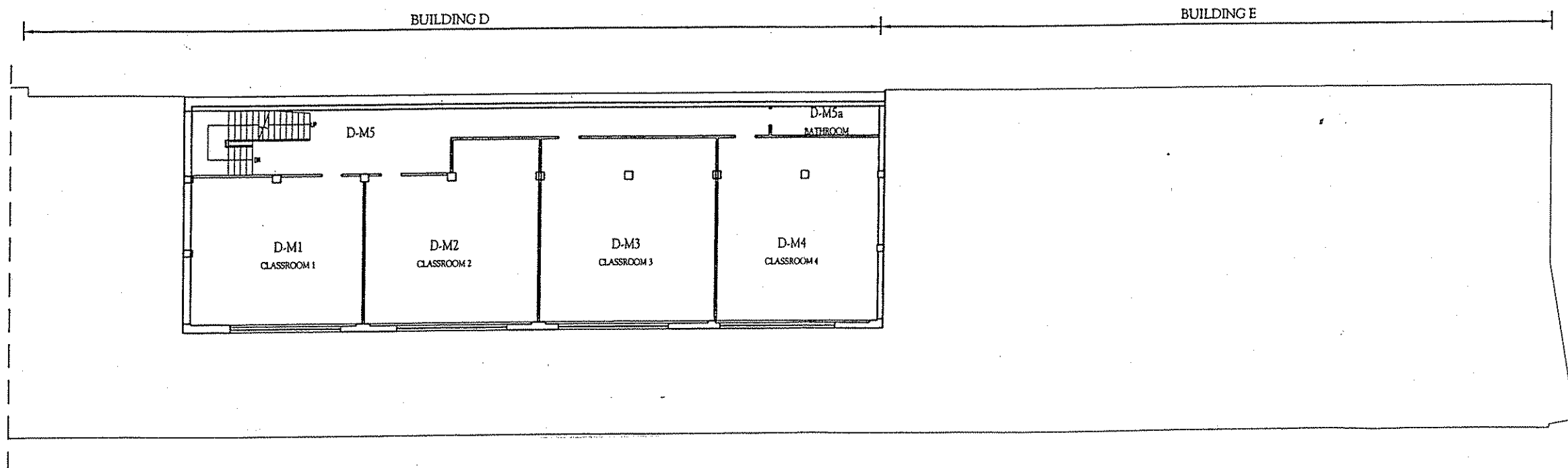
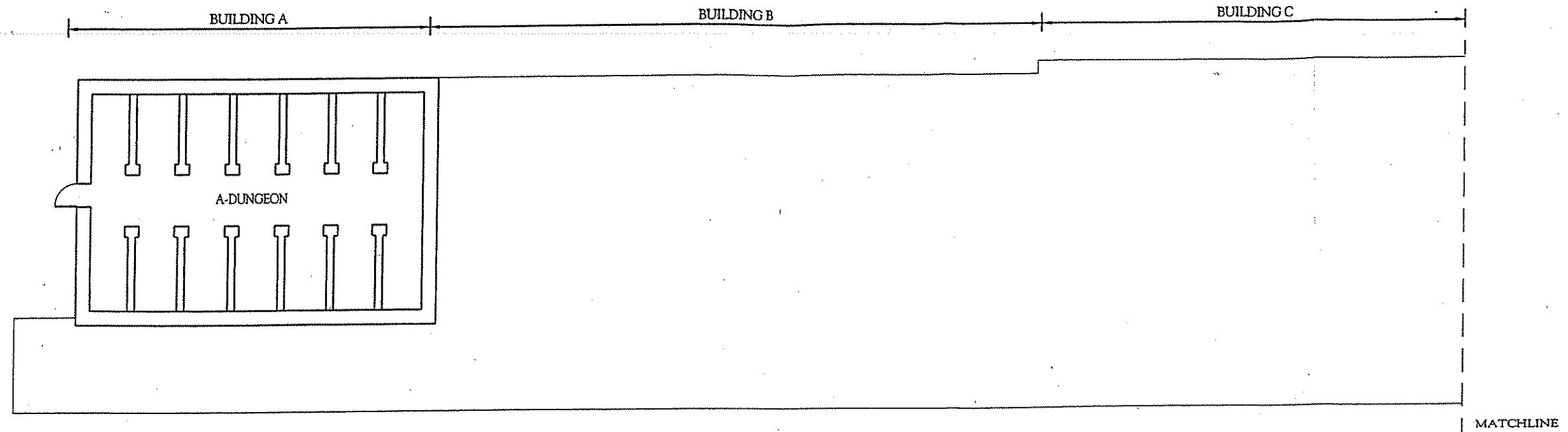
# YARD LEVEL PLAN - BUILDING 22

NOT TO SCALE

NORTH

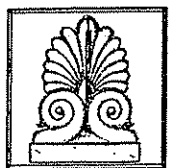


CAREY & CO. INC.  
ARCHITECTURE



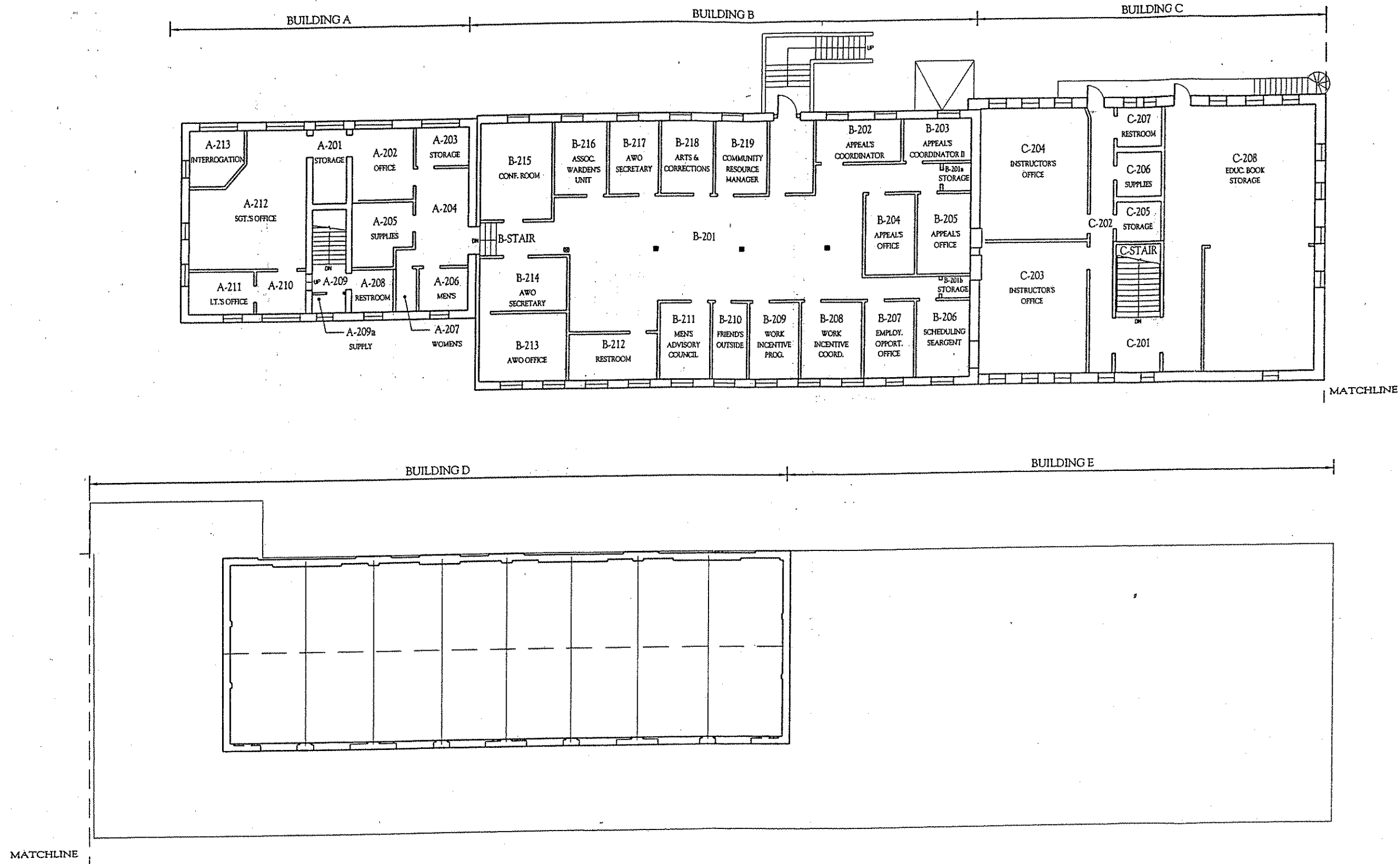
# MEZZANINE LEVEL PLAN - BUILDING 22

NOT TO SCALE



CAREY & CO. INC.  
ARCHITECTURE





# SECOND LEVEL PLAN - BUILDING 22

NOT TO SCALE



CAREY & CO. INC.  
ARCHITECTURE

# CONDITIONS AND RECOMMENDATIONS

## REHABILITATION GUIDELINES

*Any work to Building 22 in San Quentin Prison should have minimal impact on the building's historic fabric. Deficiencies that threaten life and safety, or that are causing deterioration must be corrected. The value of any other improvements should be weighed against the value of the building's integrity. The historic fabric and character-defining features of this building have been described in previous sections of this report. The following recommendations provide a general philosophy applicable to any future improvement project. See Recommendations under each feature for more detailed guidelines.*

- All work on Building 22 should comply with the Secretary of the Interior's Standards for Rehabilitation. The Standards are nationally accepted principles meant to guide anyone planning work on historic properties.
- While restoration of missing or damaged components is desirable, it may not be economically feasible at this time. However, further removal of historic fabric diminishes the value of the structure, while making restoration less feasible. Therefore, whenever possible, deteriorated extant historic fabric should be retained, historically significant spaces should be rehabilitated, and historically significant materials should be repaired.
- Retain all of the architecturally significant features identified as *Very Significant* or *Significant* in the Description section of this report. Any architectural features identified as *Contributing* in this report should be preserved where feasible. Elements classified as *Non-contributing* need not be retained or salvaged.
- Distinguishing and character-defining features, components, and materials should not be altered, permanently removed, or destroyed.
- All historic components to remain in place should be protected during construction. If historic components are to be removed for the retrofit they should be stored and reinstalled in their original location, if feasible.
- Wherever economically feasible, damaged or altered materials should be restored to their original appearance.
- If major portions of historically important areas require a high degree of alteration, consideration should be given to restoring these areas either now or in the future.
- Any missing features that are restored must be done accurately and with adequate historical documentation.
- If budget constraints do not permit restoration or rehabilitation at this time, materials should be stabilized to preserve them until such time that they may be restored.
- If materials must be replaced, they should be replaced in kind. This approach preserves the existing structure and avoids the intrusion of additional materials, which can result in costly maintenance.
- If replacement in kind is impossible or inappropriate, substitute materials must be carefully selected, considering composition, durability and visual compatibility.
- Base building standards should be established that incorporate existing components. New design should be compatible with the remaining original components.
- Any proposed cleaning or paint removal methods should be tested prior to commencement of work.

- Testing should be nondestructive; care should be taken not to damage the building or create degenerative conditions during testing.
- Where scheduled improvements will result in extensive disturbance of existing important spaces, a professional architectural photographer should be retained to record the spaces prior to start of construction.
- As with any historic building, the State Historical Building Code and the Uniform Code for Building Conservation should be used as the prevailing codes. This allows for sensitive, performance-based means for achieving a safe, improved structure.

## EXTERIOR CONDITIONS AND RECOMMENDATIONS

The exterior of Building 22, an amalgam of five buildings, has been altered over time and retains a medium level of integrity. The most pervasive alteration has occurred at the door and window openings that have undergone modifications as the interior building programs changed. Other alterations have further diminished the integrity of the exterior building envelope. The impact of any further exterior alterations must be carefully analyzed and weighed in terms of the cumulative effect on the remaining historic fabric. Long-term preservation depends upon a sound building envelope. A description of each exterior material and its present condition are presented in this section. Exterior recommendations are provided to guide long-term maintenance efforts. This section also includes an outline of proposed repair methods for material deficiencies.

### *Wood Windows*

Description: Buildings A, B, and C feature various types of historic wood windows.

Condition: The majority of the wood windows are in fair to poor condition. Many of the original wood windows exhibit light deterioration. Dry rot is the most apparent deficiency, occurring typically on the horizontal elements.

Recommendation: Many windows are repairable, with restoration limited to cleaning, paint removal, and replacing selected, severely deteriorated elements. Restore existing wood windows, and replace deteriorated wood sash and frame components in kind. Replace, missing, broken, or inappropriate glazing. Repair windows as follows:

1. Survey existing condition of all wood windows.
2. Remove all dirt, debris, and miscellaneous attachments.
3. Remove paint to obtain clean surface.
4. Replace deteriorated wood elements in kind as required.
5. Restore window to proper operation.
6. Install new hardware, where missing, to match original.
7. Install new glazing where cracked or missing.
8. Prepare wood surfaces, prime, and paint.

### *Metal Windows*

Description: The Education Building, Building D, contains contributing steel sash windows at both the library level and the mezzanine-classroom level.

Condition: The steel sash windows exhibit only minor deterioration.

Recommendation: Restore existing windows and replace missing or broken glazing. Repair windows as follows:

1. Survey existing condition of all steel sash window components.
2. Remove dirt and deteriorated glazing putty.
3. Install new glazing putty.
4. Clean existing hardware. Install new hardware where missing to match original.
5. Install new glazing where required to match existing original glazing.
6. Prepare steel surfaces, prime, and paint.

### *Doors*

Description: Several extant contributing wood doors with various types of glazing punctuate Buildings B, C and D.

Condition: These doors are generally in fair condition exhibiting light deterioration.

Recommendation: Repair existing wood doors as follows:

1. Survey existing condition of all wood doors.
2. Remove all dirt, debris, and miscellaneous attachments.
3. Replace missing wood components.
4. Clean existing hardware and kickplates.
5. Install new hardware, where missing, to match original.
6. Install new glazing where cracked or missing.
7. Remove existing varnish surface where worn
8. Prepare wood surfaces, refinish.

### *Granite Masonry Walls*

Description: The Building A Dungeon walls consist of roughly coursed granite blocks approximately two-foot wide by three-foot tall. This painted granite, mined on site by prisoners, maintains a thin mortar joint.

Condition: The unreinforced granite walls show some signs of exfoliation and moisture damage. Only minor cracking is visible on the exterior, yet some stones are missing from the east facade south of the concrete stair and at the northeast corner. Overall these walls maintain a high degree of integrity and structural stability.

Recommendation:

#### *Repair cracks.*

Even minor cracks can allow water penetration into the stone unit and wall, potentially resulting in more severe unit failure. The structural integrity of the unit may also be compromised by the presence of cracks. In locations of clean cracks, repair cracks as follows:

1. Mask and protect adjacent surfaces.
2. Remove old material from previously repaired cracks. Remove all loose particles back to sound

material.

3. Clean and prepare surface to accept patch material.
4. Verify with structural engineer where pins are required.
5. Force patch material into crack following manufacturer's application instructions.
6. After proper cure, finish flush with adjacent surface.

#### *Replace missing or damaged granite blocks.*

Open areas of missing and damaged stone can allow water to penetrate the wall, resulting in further deterioration within the wall. In addition, areas of exfoliated granite may eventually deteriorate to the point where replacement is required. Replace units as follows: *Option I: Replace In Kind*

1. Carefully remove entire block to be replaced.
2. Verify with structural engineer the number and placement of new stone anchorage.
3. Set new stone and repoint. Mortar color, type and tool to match original.

#### *Option II: Dutchman Replacement*

1. Carefully saw cut and remove area to be repaired. All surfaces to be plumb, true, and level.
2. Cut replacement block of matching stone to fit within area that has been removed. Allow for flush joints.
3. Clean surfaces to completely remove all dirt and staining.
4. Verify with structural engineer where epoxy, pins, and other attachments are required.
5. Set dutchman and repoint. Mortar color, type, and tool to match original.

#### *Paint and repoint.*

In addition to patching cracks and missing stones, some repointing of the mortar may be deemed necessary after further investigation. The granite blocks should also be cleaned and any flaking paint removed prior to repainting the surface. It would be advisable to select a single paint color for entire exterior granite surface.

### **Brick Masonry Walls**

**Description:** Every building of Building 22 includes exterior brick masonry walls formed of units fired in an on-site kiln. The load-bearing brick masonry, laid in a common bond pattern, ranges from one to two feet wide. A plaster finish coats the brick walls at the east and north facades, and the brick surfaces of the west facade stand exposed on the yard level and painted at the upper levels.

**Condition:** The masonry walls display areas of damaged, deteriorating bricks and missing bricks, primarily occurring at opening surrounds. Many of the infill sections along the yard elevations were poorly constructed leaving areas of the wall vulnerable to water infiltration. Numerous cracks and spalls occur throughout the masonry elevations. The exposed brick walls demonstrate regions of efflorescence, a whitish powder formed from salts in the brick leached to the surface via water, and deteriorating mortar.

The plastered and painted brick walls exhibit areas of staining and failed coatings. The stains observed on Building 22 are caused by corrosion. The stains occur below or adjacent to exposed metal attachments to the facades. Flaking and loss of adhesion characterize failed paint or plaster coatings. This is a common condition on the painted and plastered brick surfaces. The coatings protect the brick surfaces from eroding, and are also important in retaining the historic appearance of many of the structures. **Recommendation:** Missing and damaged bricks need to be replaced. To remove dirt and

efflorescence the surface should be cleaned using the least abrasive method possible, preferably a water based solution. Finally all area of deteriorated mortar should be repointed using a compatible mortar type.

#### *Replace missing and damaged brick.*

Open areas of missing and damaged brick can allow water to penetrate the wall, resulting in further deterioration within the wall. Replace units as follows:

1. Fabricate new brick units to match original brick in size, color and material. Custom brick may be required.
2. Remove deteriorated units.
3. Lay new brick flush with adjacent surfaces.
4. Repoint to match sound original.

#### *Repair cracked and spalled brick masonry.*

Brick cracks and spalls are not only unsightly, but can allow water penetration into the units, the wall, structural materials, and interiors. Cracked and spalled brick can be caused by installation of conduit and other fittings in the face of the brick, rather than at the mortar joint. The cause of the cracking should be identified and remedied before proceeding with repairs. Verify that cracked brick does not signify more serious structural damage. For large cracks and spalls, replacement is the preferred method of repair. Repair brick cracks and spalls as follows:

#### *Hairline Crack (Less than 1/16" wide)*

1. Mask and protect adjacent surfaces.
2. Remove old material from previously repaired cracks. Remove all loose particles back to sound material.
3. Clean crack and prepare surface to accept patch material.
4. Mix patch material to match existing adjacent original surface as recommended by manufacturer.
5. Force patch material into crack following manufacturer's application instructions.
6. After proper cure, finish flush with adjacent surface.

#### *Large Cracks (1/16" or greater) and Spalls*

1. Remove exterior wythe of brick on each side of crack for a width equal to wall thickness
2. Repair and repoint interior wythe, if necessary.
3. Replace exterior wythe with new matching brick. Follow procedures under "Replacement of Brick."

#### *Failed Coatings*

##### *Paint*

1. Conduct paint analyses to determine original paint colors and presence of lead-based paint. At this time, the original color is believed to be an off-white cream. Where paint analysis cannot occur, match existing color but do not remove existing paint layers.
2. Select a breathable coating material such as latex paint to avoid trapping water or water vapor within the brick masonry walls.

### *Plaster*

1. Survey existing wall surfaces to locate damaged or debonded plaster.
2. Remove debonded plaster. Cut back to sound, well-keyed material.
3. Test existing original cement plaster to determine composition and appropriate repair mix.
4. Patch holes and cracks with appropriate repair mixes. In general, patch spalls with three-coat cement plaster, finished to match adjacent surfaces. Route and patch cracks with appropriate crack-patching material. Field testing will be required to determine the ideal patching protocol.
5. If the extent of removal and patching warrants, consider skim coating planer cement plaster surfaces. Again, field testing will be required to determine surface preparation, depth of skim. The thinnest possible coat is preferred. Only skim coat if necessary to avoid repair outlines telegraphing through finish paint.
6. Prepare and paint, using appropriate historic colors.

### *Staining*

1. Determine type and source of stain. If the stain is ferrous metal corrosion, locate the metal and determine the cause of the corrosion.
2. Remove non-historic, non-functional metal attachments. Replace functional attachments with non-corrosive attachments, if problem continues to persist.
2. Remove stain using the gentlest means possible. Test the area first to make sure the base material is not harmed and that significant paint materials are not impacted. Use gentlest cleaning method possible, beginning with water and a bristle brush. Mild detergent or tri-sodium-phosphate solutions should be tried next.

### *Concrete*

**Description:** The Education Building within Building D, constructed c.1930, consisted entirely of reinforced concrete construction with smooth-finished painted exterior walls. Building A and B also exhibit some concrete features including: window sills, entry porch, and entrance stairs.

**Condition:** The concrete is generally in fair condition. Many of the concrete elements present cracks, spalls, erosion, staining, and failed coatings.

**Recommendation:** In general, repairs should duplicate, as closely as possible the original construction to assure that the repair is physically and aesthetically compatible with the existing material. Original surface textures should be duplicated as closely as possible in the repair. Of course, original details and mix components that may have had deleterious effects should be avoided. The concrete analysis tests will determine the appropriateness of the original concrete mix.

### *General Concrete Repair Methodology*

1. Begin with a field survey to identify and locate all problems. Map cracks, spalls, stains and other conditions on elevation, floor plan and roof plan drawings.
2. Conduct in-situ tests as appropriate. These include sounding the concrete to identify voids and loose material; using a calibrated metal detector to locate the position, depth and direction of reinforcing bar; and using moisture meters to identify water infiltration and migration patterns.
3. Collect samples for laboratory tests. Recommended tests include petrographic analysis, strength tests, and chemical tests for chlorides and other components. Laboratory testing is essential not only to determine the characteristics and composition of the original concrete mix formulations, but also in identifying the nature and underlying causes of many of the observed problems.
4. On structures where repair work is not immediately scheduled, monitor the deficiencies. For instance, apply calibrated crack monitors to selected cracks to gauge their activity level.
5. Make sure any patch material is physically and visually compatible with surrounding existing material. Repair material should match the composition of the original material as closely as possible.

### *Concrete Stabilization*

The following recommendations are appropriate for structures with designated ultimate treatments of stabilization, preservation, restoration and rehabilitation. For restoration treatments, additional work may be required to return the structure to its appearance during the period of significance.

### *Cracks*

1. Remove any loose material. Test with wooden mallet to identify loose or unstable areas.
2. Repair cracks less than 1/16 inches wide with a mix of cement and water.
3. Repair cracks greater than 1/16 inches with a mixture of cement, sand and water. Field test crack prior to patching to determine whether the crack should be routed (widened and deepened) minimally prior to patching. Patch material must be compatible with surrounding material as determined in laboratory tests described above.
4. Apply coating to match existing or as determined by paint analysis (see below). Coating must be vapor permeable to avoid trapping moisture within walls.

### *Spalls*

1. Remove loose material.
2. Clean corrosion from rusted reinforcing rod by wire brushing or other approved method. Immediately apply an epoxy coating to the clean reinforcing rod to discourage future corrosion. Severely corroded reinforcing rod may need to be supplemented with or, if determined non-essential by a structural engineer, removed entirely.
3. Prepare area to be patched by roughening the surface with a hammer or chisel. Wet area to be patched, and keep moist for at least one hour prior to patching.
4. Encourage bond between patch and substrate by scrubbing substrate with cement paste, or by applying a liquid bonding agent.

5. Patch the area with approved compatible material, matching the original in strength, aggregate, color, and texture. Match surface to surrounding texture.
6. For structures that were originally painted, coat with vapor permeable paint matched to original paint color. If original color is unknown, match existing, leaving earlier paint layers intact.

### *Concrete Erosion*

1. Diagnose cause of erosion and correct if possible. If cause is coursing water, consider installing drip grooves to undersides of overhanging edges.
2. If erosion is substantial, over one-and-one-half inches of lost surface material, replace lost surface material with a compatible patch as described above.
3. Apply non-staining, vapor permeable water-repellent to horizontal concrete surfaces.

### *Stains*

1. Determine type and source of stain. If the stain is ferrous metal corrosion, locate the metal and determine the cause of the corrosion. Staining may be the first clue that reinforcing rod within the wall is corroding. If the stain is efflorescence, determine and eliminate the source of water.
2. Remove non-historic, non-functional metal attachments. Patch subsequent holes as described above under *Spalls*. See *Ferrous Metals* below for recommendations on attachments. Replace functional attachments with non-corrosive attachments, if problem continues to persist.
3. Remove stain using the gentlest means possible. Test the area first to make sure the base material is not harmed and that significant paint materials are not impacted. Use gentlest cleaning method possible, beginning with water and a bristle brush. Mild detergent or tri-sodium-phosphate solutions should be tried next. Use proprietary chemical cleaners designed for concrete as a last resort only if necessary. Non-liquid products such as "Peel-Away" may be preferred, since they would have fewer environmental impacts.

### *Failed Coatings*

1. Conduct paint analyses to determine original paint colors and presence of lead-based paint. At this time, the original color is believed to be an off-white cream. Where paint analysis cannot occur, match existing color but do not remove existing paint layers.
2. Select a breathable coating material such as latex paint to avoid trapping water or water vapor within the concrete walls.

### *Cement Plaster Cladding and Ornament*

Description: At the east facade of Building A and B cement plaster ornamentation occurs at the dentilated cornices and at the profiled entry door surrounds. Cement plaster cladding, applied directly to the brick substrate and scored to resemble ashlar, coats the east facade of Building C. Building D also features cement plaster cladding at the decorative pilaster elements formed to reference rusticated stone and at the profiled door surround with a raised medallion.

Condition: The cement plaster surfaces are in fair to poor condition, networked with hairline cracks. Localized spalling, bulging and deeper cracks were also observed in many locations.

Recommendation: Inspect the cladding regularly and keep painted. Patch cracks with a crack-bridging elastomeric caulk. For larger areas of missing plaster, patch as follows:

*Test coating removal methods on exterior cement plaster at various locations on facade.*

1. Survey existing wall surfaces to locate damaged or debonded plaster.
2. Remove debonded plaster. Cut back to sound, well-keyed material.
3. Test existing original cement plaster to determine composition and appropriate repair mix.
4. Patch holes and cracks with appropriate repair mixes. In general, patch spalls with three-coat cement plaster, finished to match adjacent surfaces. Route and patch cracks with appropriate crack-patching material. Field testing will be required to determine the ideal patching protocol.
5. If the extent of removal and patching warrants, consider skim coating planer cement plaster surfaces. Again, field testing will be required to determine surface preparation, depth of skim. The thinnest possible coat is preferred. Only skim coat if necessary to avoid repair outlines telegraphing through finish paint.
6. Prepare and paint, using appropriate historic colors.

### ***Ferrous Metals***

Description: Ferrous metals are those containing iron. The Dungeon features an iron latticed gate at its entrance, and the concrete stair at Building B features decorative iron handrails.

Condition: The handrails display a failed coating, corrosion, and missing elements, whereas the gate presents only minor corrosion.

Recommendation: Repair damaged area as follows:

1. Survey existing condition of all ornamental iron elements.
2. Remove corrosion from all elements.
3. Replace missing sections with new cast or wrought iron matching original design.
4. Remove paint build-up by hand or by abrasive cleaning.
5. Protect adjacent surfaces if abrasives are used. Sandblast or wire-brush cast iron to clean metal.
6. Prepare surfaces, prime, and paint with zinc chromate or zinc-rich epoxy paint.

### ***Grilles***

Description: Rectangular decorative grilles penetrate the Building C facades below the second floor windows. The grilles assure building ventilation.

Condition: The grilles are in good to fair condition.

Recommendation: Inspect regularly for dirt and corrosion, and to ensure the security of the grille.

## INTERIOR CONDITIONS AND RECOMMENDATIONS

### Approach

The following recommended approaches for rehabilitating historic interiors are excerpted from Preservation Brief 18: Rehabilitating Interiors in Historic Buildings - Identifying and Preserving Character-Defining Elements:

- Retain and preserve floor plans and interior spaces that are important in defining the overall historic character of the building. Put service functions required by the building's new use, such as bathrooms, mechanical equipment, and office machines, in secondary spaces.
- Avoid subdividing spaces that are characteristic of a building type or style or that are directly associated with specific persons or patterns of events.
- Avoid making new cuts in floors and ceilings where such cuts would change character-defining spaces and the historic configuration of such spaces.
- Avoid installing dropped ceilings below ornamental ceilings or in rooms where high ceilings are part of the building's character. In addition to obscuring or destroying significant details, such treatments will also change the space's proportions.
- Retain and preserve interior features and finishes that are important in defining the overall historic character of the building.
- If new heating, air condition, lighting and plumbing systems are installed, they should be done in a way that does not destroy character-defining spaces, features and finishes.
- Avoid removing paint and plaster from traditionally finished surfaces, to expose masonry and wood. Conversely, avoid painting previously unpainted millwork. The use of paint colors appropriate to the period of the building's construction is encouraged.
- Avoid using destructive methods - propane and butane torches or sandblasting - to remove paint or other coatings from historic features. Avoid harsh cleaning agents that can change the appearance of wood.

### General

*The interiors of each of the five buildings of Building 22 vary in their integrity, however, none retain a high degree of integrity due to the accumulated effects of alterations over time. Every effort should be made to retain the remaining historic fabric. Where modifications must occur, they should be relegated to non-contributing areas wherever possible.*

### Brick Masonry Walls

Description: Interior brick masonry walls occur throughout Building 22. The masonry retaining wall at the yard and mezzanine level stands, sometimes exposed, as the largest most prominent interior

brick wall. The Dungeon features many brick partition walls finished in painted plaster.

Condition: The interior masonry walls are in good to fair condition. They exhibit only minor deterioration and efflorescence.

Recommendation: *Refer to the Exterior Brick Masonry Walls above.* Damaged or deteriorated bricks should be replaced. To remove efflorescence, the surface should be cleaned using the least abrasive method possible, preferably a water based solution. All areas should be inspected for deteriorated mortar that should be repointed using a compatible mortar type. Finally, exposed brick surfaces should remain uncovered where feasible.

### ***Wood and Glazed Interior Partition Walls***

Description: Historic wood and glazed partition walls occur at the road and mezzanine levels of Building D.

Condition: These walls are in fair condition, with the wood displaying typical wear. Some of the glazing found at the road level has been painted opaque.

Recommendation: The wood and glazed partition walls should be retained. Areas exhibiting deterioration should be repaired and maintained. See *Wood Elements* below. If the security of the room will not be undermined the painted lites should be cleaned and restored to their historical appearance.

### ***Interior Wood Doors***

Description: Historic wood doors are found in Buildings C and D. Most of the doors contain lites in the upper panels.

Condition: These interior wood doors are generally in fair condition and a low priority for repair.

Recommendation: For any repair or maintenance, we recommend the following:

1. Re-use existing doors *in situ* wherever possible.
2. Replace missing wood components.
3. Clean existing hardware and kickplates.
4. Remove existing varnish surface where worn
5. Prepare wood surfaces, refinish.

### ***Wood Elements***

Description: Wood elements include wood floors, columns, bead board walls, door and window trim, stairs, handrails, ceilings and roof structure. These elements are found throughout Building 22.

Condition: The wood elements in Building 22 are generally in fair condition.

Recommendation: All wood elements are to be retained in Building 22. Any deterioration should be repaired and maintained. However, if any boards become so deteriorated that they begin to pose life-safety threats to the building users, then damaged boards should be removed and replaced in kind.

Board dimensions, wood type, cut and grade should all be matched as closely as possible.

1. Survey existing condition of all wood elements.
2. Remove all dirt, debris, and miscellaneous attachments.
3. Sand and scrape paint to obtain clean surface.
4. Replace deteriorated wood elements in kind as required.
5. Prepare wood surfaces, prime and paint.

### **Concrete**

Description: Building D contains painted concrete walls, columns and beams. While exposed concrete floors are present in the Dungeon and most yard level structures.

Condition: The concrete elements are generally in fair to poor condition, exhibiting cracks spalls, minor erosion and some areas of failed coatings.

Recommendation: *Refer to the Exterior Concrete section above.*

### **Plaster Finishes**

Description: Interiors throughout Building 22 feature a plaster finish over the brick masonry and partition walls and is typically painted. Several ceilings also feature painted plaster finishes.

Condition: Much of this plaster is partially removed due to alterations to the space and general wear and tear. Also dropped acoustical panel ceilings obscure the historic plaster finished ceilings.

Recommendation: Since the plaster is the historic finish, it is recommended that it be preserved and revealed wherever possible. Where repair is needed, we recommend the following approach:

1. Cut plaster back to sound, well-keyed material.
2. Install new plaster to match existing.
3. Finish plaster to match existing adjacent surfaces.
4. Prepare and paint, using appropriate historic colors.

### **Radiators and Grilles**

Description: Radiators and grilles are found in Building C and are an integral part of the historic character of the former hospital wards in the building. They feature decorative metal working which is no longer common.

Condition: Radiators and Grilles are in good condition and repair is a minor priority.

Recommendation: Preserve existing radiators and grilles. The original building heating and ventilation system is composed of concealed plumbing and steam radiators. This unobtrusive system is integral to the appearance of the building. Where any repair or maintenance is needed, we recommend the following:

1. Review the ventilation and heating system, and carry out all required outstanding maintenance.
2. Develop any future renovation projects in a manner which does not adversely affect these elements.
3. Inspect the radiators and grilles for corrosion and dirt. If necessary, clean in the least abrasive manner possible.
4. Ensure the security of the grilles.



# APPENDIX

## CODE ANALYSIS

Huntsman Architectural Group, Code Analysis



## PRELIMINARY CODE ANALYSIS

This code analysis is general in nature at this time and based on overall building-wide factors and does not address specific conditions such as individual rooms or areas, doorways, stairs and specific elements within the building. These items will be identified and addressed as the design evolves and the analysis becomes more specific.

Because the existing interior construction of the building will generally be demolished as part of the retrofit project, all new construction will conform with current code. This includes such items as egress systems, partition and ceiling construction, vertical shaft construction, etc.

Significant historic features that are character-defining and deemed important that may be non-code-conforming will be addressed on a case-by-case basis.

### Construction Type

The buildings generally consist of masonry load-bearing perimeter walls with wood-framed floors and roof construction and are therefore of type III construction throughout. Because the yard level is only partially below grade, it constitutes a story, per code section 220. Therefore, the building is three stories in most areas.

Per current code table 10-B, a type III-N building cannot exceed two stories.

Building A is of three-story type III construction. Due to the existence of plaster partitions and ceilings, Building A could be considered type III one-hour construction. Further investigation would be required to ascertain extent and thickness of plaster in order to justify a one-hour level of protection per table 7-B.



Building B is of similar construction except that wood framing is exposed above the yard level in the existing mezzanine space and finish materials in the Hobby Shop consist of bead board paneling. Therefore, Building B is of type III-N construction.

Building C contains both exposed wood framing and plaster-covered framing. Building C is type III-N construction.

The Building D section of Building 22, containing the library, classroom level below, and a portion of R&R, is of concrete construction throughout, except the roof, which is of heavy timber construction. This portion of the building, constructed in the 1930's, is connected to portions of the building that are of masonry and wood-frame construction. Therefore, even though most of the structure of the building is of concrete (type-I) construction, Building D is of type III-N construction, due to the heavy timber roof section and connection to other type III-N construction.

Building E is a one-story structure of masonry perimeter walls and a wood truss roof and is type III-N construction. Building E currently houses a portion of R&R and San Quentin TV.

### Occupancy Types

Receiving and Release is located on the yard level (ground floor) of Buildings D and part of Building E. It is I-3 occupancy.

ISU is a type I-3 occupancy

Education classrooms are normally located within type I-3 construction in new CDC facilities. According to Jean Bracy (SCEP) the classrooms are operated without being locked (non-restrained occupancy). Therefore, classrooms would qualify as type B occupancy.

All other users groups operate as B-occupancies.

### Egress

Egresses from occupancies located at the yard level are generally compliant due to their proximity to grade and available doorways.

Building A, housing ISU has access to only one means of egress from the road level, several feet above grade. The floor level above the dungeon appears to be less than 12' above grade, and therefore should be considered a first story per code section 220. The existing occupant load of ISU based on an equivalent B occupancy should be less than 20. Therefore, the first floor of ISU in Building A should require only one means of egress, per code section 331A.1 Note: whether the first floor above the Dungeon will be considered a first story should be confirmed.

Building B road level, currently houses the Wood Shop and Hobby Shop. Because this floor is partially below grade but more than 12' above grade on the yard side, it constitutes a second



Recommended Corrective Measures are described below under "Code Compliance" as part of the Architectural Design Process.

## ARCHITECTURAL DESIGN PROCESS

The Architectural design process is intended to respond to the requirements of the project as established in the "Attachment A Scope of Work", prepared by the State of California. These are as follows: re-design the interior of the building for the existing user groups within the facility while accommodating the new lateral strengthening design and correct code compliance deficiencies within the building.

Huntsman staff along with Programming Consultant Fuller, Coe & Associates met with user-group representatives to review programming data. We then met with user groups to review block plan and space plan options at various intervals during the planning process. Comments were recorded and space plans were revised according to user input.

The following criteria, in addition to the Architectural Program and user input, were considered in developing the Architectural Design.

### Historical Factors

As stated above, we have made certain assumptions about the relative importance of historic fabric and character-defining features. In order to correct egress and disabled access deficiencies it is necessary to provide additional stairways and elevators. The intent of the design is to minimize the impact of these elements so as to avoid intrusive additions to the exterior envelope. This also has the added benefit of not compromising security by creating blind spots and interior corners on the building envelope.

Therefore, to correct egress deficiencies, we have proposed interconnecting Buildings B and C with stairways at the road level and at the second level. A dual-sided elevator will also be located in the same areas to provide disabled access to the four separate levels of Buildings B and C. The new stairways and elevator will require the destruction of some interior structural elements and will entail removing a portion of the existing masonry demising walls. However we believe that this is a less intrusive means of correcting a number of major deficiencies in the building than adding onto the buildings on the East or West façades in multiple locations in order to achieve the same degree of compliance.

A small external addition is proposed for the south side of Building D in order to provide a second means of egress for the classrooms on the "mezzanine" level and to provide a location for an elevator for disabled access. We believe that adding in this direction is less objectionable to a lateral addition since the building historically has been altered in this manner. This addition will be subordinate to the existing building so as to appear distinct.

The narrow space between column lines B3 and C1 will be utilized for service and circulation to provide access to Building B via the new elevator. This requires some re-framing. Since this area



has been re-framed in the past and has previously served as an access path, we believe modifying it for these purposes is consistent with its historical use within the building. The steam service is also currently located in this space at the yard level.

The new "raised floor" within Building B to serve the ISU space modifies the historic volume but would be a reversible intrusion.

### User Groups

Several important logistical concerns became apparent during review of the programming and meetings with the users. ISU's current location affords a certain degree of isolation from observation from housing units and is well separated from other users in the building. The ISU user group deemed this important. R&R's location was dictated primarily by the need to be on the yard level to allow for bus unloading/loading as well as security and space allocation needs.

The decision to relocate the Hobby Program permanently allowed for some flexibility in re-planning the remaining user groups within the building.

Classroom size and proportion is a critical factor in determining the best location for classrooms within the building.

### Code Compliance

#### Fire Protection

As part of the project, the building is being fully sprinklered. Sprinklers are required by code section 329 A-1 for I-3 occupancies. Where sprinklers are not required by code, sprinklers can be used to increase allowable building height by one story for III-N construction per code section 506. Therefore, where B occupancies exist within the building on second and third stories, sprinklers will allow the buildings to remain as type III-N construction in those areas and conform to current code.

#### Occupancy Requirements

Classrooms will remain as B occupancy. In lieu of inmate restraint within the building, a secure fenced-in perimeter with egress dispersal area at the yard level will be provided. Alternatively, an I-3 occupancy is possible if the concrete slab and structure below the library level can be shown to meet four-hour requirements.

Receiving and Release is an I-3 occupancy. The space in which it will be located shall be treated as type III-one-hour construction with two-hour separation between R&R and the floor above. A vertical occupancy separation is also required to maintain separate areas below 5,200 square feet.



ISU will be located effectively on grade except for storage and evidence processing function on the second floor. The area will be treated as type III-one-hour construction and a two-hour separation will be required between ISU and adjacent B occupancies.

Administrative and B occupancies will remain type III-N construction.

#### Egress Requirements

Means of egress requirements can be met for the yard level via existing openings. A second stair is required for the classroom mezzanine in Building D.

Buildings B and C will be connected via a stair at each building's second (road) and third levels to provide access to independent means of egress between the two buildings. This satisfies the requirement for two means of egress without needing to construct a separate stair tower.

The second floor of Building A will continue to use the existing connection between Buildings A and B as a second means of egress. The stairway of Building A will be treated as an exit-way outside of the secure perimeter of ISU.

#### Disabled Access

##### Path-of-travel

Access will be provided either directly or via an equivalent facilitation route to all portions of the building occupied by visitors, non-peace officer staff, and inmates.

Some short ramps will be required for spaces at the yard area. A slightly longer ramp will be needed for the new classroom area. A ramp will also be provided to provide path-of-travel access to Building A.

Access to the mezzanine level in Building D will be via a new elevator serving the classroom area only. A separate new elevator will interconnect all levels of Buildings B and C above the yard. Path of travel will be via the existing on-grade entrance to Building C. Direct grade access to Building B is not readily achievable. Therefore access is provided via equivalent facilitation through Building C and the new elevator. Access to Building B second level (current hobby shop) requires some re-framing of the narrow space between B and C.

Space for a future lift is provided between Buildings A and B. It is assumed at this time that storage and workstation functions for ISU located within Building A do not required disabled access and the rest of the upper floor of Building A will be unoccupied.



Sanitary facilities

All restrooms will be all new construction and will comply with all disabled access requirements.

Other access compliance features will be incorporated into new interior construction. We will review the proposed approach to providing access compliance with DSA prior to commencing the next phase of the project.

